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18 Hutchinson Square, Douglas, IM2 4HS
Asking Price £795,000

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Town house centrally located in the heart of Douglas, close to local amenities and with views over Hutchinson Square. Accessed via the upper ground floor the accommodation provides a spacious reception room with high ceilings that could be easily divided to provide two separate areas both benefitting from open fires. A further reception room on the opposing side and storage room to the rear with access to the rear of the property. The lower ground floor level provides a fully fitted bespoke kitchen and dining area with bay window and door accessing the rear decking area. In addition to this is a further spacious reception room, utility with WC and storage areas. The first floor provides a spacious master bedroom with views over the square, much natural light, high ceilings and en suite shower room. Two further generous sized double bedrooms and family bathroom with separate shower. The second floor provides three further double bedrooms all of which are a good size and a shower room. To the rear of the property is a decked area for entertainment which has direct access to the lower and upper ground floor levels. Oil fired central heating with gas heating on the upper floor. Viewing highly recommended.



LOCATION

From Loch Promenade turn up Broadway and continue through the traffic lights. Take the third turning on the right hand side and the property can be found on the left hand side, clearly identified by our For Sale Board.

ENTRANCE

HALLWAY

7' 7" x 18' 1" (2.3m x 5.5m)

LIVING ROOM

13' 5" x 20' 4" (4.1m x 6.2m)

FAMILY ROOM

13' 1" x 35' 5" (4m x 10.8m)

BOOT ROOM

15' 1" x 7' 10" (4.6m x 2.4m)

LOWER GROUND FLOOR

DINING AREA

13' 1" x 16' 5" (4m x 5m)

KITCHEN

13' 1" x 19' 4" (4m x 5.9m)

SITTING ROOM

13' 5" x 20' 4" (4.1m x 6.2m)

WC/UTILITY

14' 1" x 7' 10" (4.3m x 2.4m)

PANTRY

4' 11" x 12' 6" (1.5m x 3.8m)

FIRST FLOOR

MASTER BEDROOM

13' 1" x 20' 4" (4m x 6.2m)

ENSUITE

7' 3" x 13' 5" (2.2m x 4.1m)

BEDROOM

11' 10" x 20' 4" (3.6m x 6.2m)

BEDROOM

13' 1" x 14' 9" (4m x 4.5m)

FAMILY BATHROOM

13' 9" x 7' 10" (4.2m x 2.4m)

SECOND FLOOR

BEDROOM

19' 0" x 17' 5" (5.8m x 5.3m)

BEDROOM

13' 1" x 17' 5" (4m x 5.3m)

BEDROOM

13' 1" x 15' 1" (4m x 4.6m)

BATHROOM

14' 1" x 7' 10" (4.3m x 2.4m)

OUTSIDE

Steps leading to front door. Low maintenance paved areas to either side. There is an oil tank to the rear and the garden is terraced in wooden decking. Access to service lane.

SERVICES

Mains water, electricity and drainage. Oil central heating with gas central heating on the upper floor.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

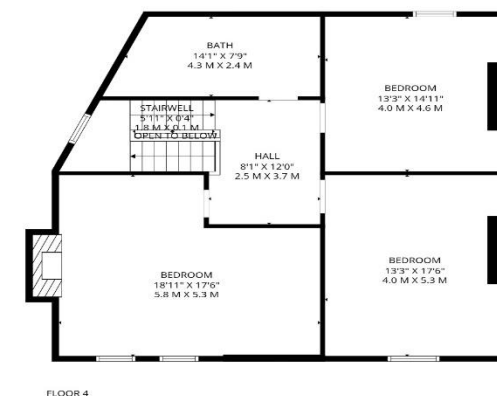
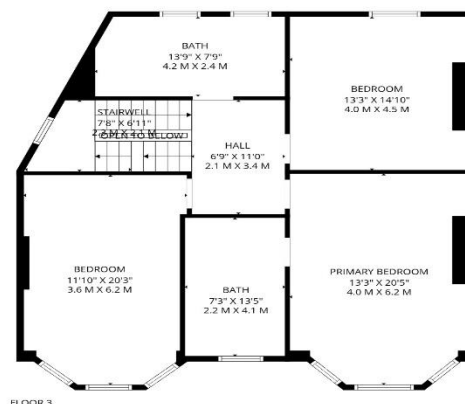
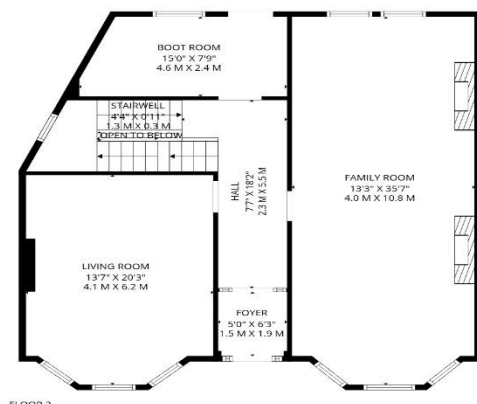
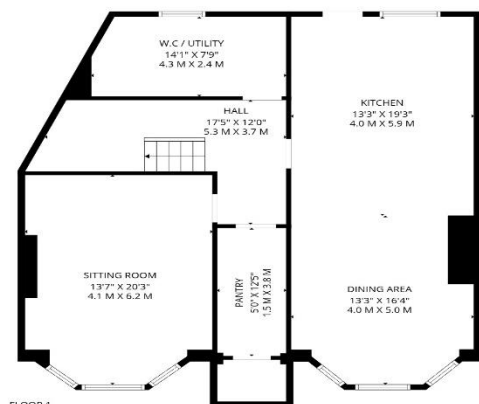
POSSESSION

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TOTAL: 3926 sq. ft, 365 m2

FLOOR 1: 1083 sq. ft, 101 m2, FLOOR 2: 889 sq. ft, 83 m2, FLOOR 3: 1003 sq. ft, 93 m2, FLOOR 4: 951 sq. ft, 88 m2

EXCLUDED AREAS: BOOT ROOM: 111 sq. ft, 10 m2, STAIRWELL: 187 sq. ft, 17 m2, FIREPLACE: 12 sq. ft, 1 m2,

WALLS: 210 sq. ft, 21 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Since 1854

DOUGLAS
31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN
23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL
Douglas Office: 01624 625100, commercial@chrystals.co.im
RENTALS
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im



Directors: Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S, MA (Cantab), Dip Surv Prac.
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