

22 Thorny Road, Douglas

Ref No DDP05426



PRICE £475,000

DOUGLAS

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DOUGLAS
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01624 620606

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CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

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RAMSEY

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- Deceptively Spacious Mid Terrace House
- Quiet Cul-de-Sac Position
- Close by to Local Amenities
- 2 Reception Rooms
- Large Fitted Dining Kitchen
- Utility Room • Cloakroom
- 5 Bedrooms (2 En-Suite Shower Rooms)
- Balcony Off Bedroom 1 • Family Bathroom
- Oil Fired Central Heating • uPVC Double Glazing
- Enclosed Rear Yard



The price is to include the fitted floor coverings, curtains, blinds and light fittings.

DIRECTIONS TO PROPERTY:

The property may be approached by travelling out of Douglas up Prospect Hill onto Bucks Road. Travel through the traffic lights at Rosemount onto Woodbourne Road and turn left at the next set of traffic lights onto York Road. Turn left onto Somerset Road and take the first turning on the right into Thorny Road. Follow the road down into this quiet cul-de-sac where No.22 is located on the right hand side. Highly accessible to shops, schools and all other local amenities.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE VESTIBULE Door to:-

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RECEPTION HALL Coved ceiling. Picture rail. Stairs leading off. Solid Oak flooring.



CLOAKROOM (5'5" x 3'0" approx) Wash hand basin and WC.

LIVING ROOM (15'6" x 14'4" approx) Coved ceiling. Picture rail. Bay window. Attractive open grate marble fireplace with tiled interior and hearth. Solid Oak flooring. Double doors opening to:-



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DINING ROOM (12'8" x 10'11" approx) Attractive open grate fireplace with tiled interior and hearth. Coved ceiling. Picture rail. Storage cupboards. Solid Oak flooring.



SPACIOUS FITTED DINING KITCHEN (19'0" x 10'0" approx) Excellent range of modern fitted wall and base units with good work surfaces incorporating a sink unit with mixer tap and drainer. Tiled splashbacks. Glazed display units. Fitted shelving. **Appliances include:** Cannon double range cooker with 6-ring gas hob, Miele fridge/freezer and integrated Beko dishwasher. Down lighters. Tiled flooring. Double doors to:-



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UTILITY ROOM (10'0" x 9'4" approx) Matching base units with worktops incorporating a Belfast sink. Tiled splashbacks. Fitted shelving. Montpellier washing machine and Miele tumble dryer. Down lighters. Tiled flooring. Double doors to rear yard.



FIRST FLOOR LANDING Stairs to second floor. Velux window.



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BEDROOM 1 (14'6" x 12'4" approx) Coved ceiling. Feature fireplace. Solid Oak flooring. French doors to **BALCONY** (18'2" x 2'6" approx). Door to:-



EN-SUITE SHOWER ROOM (9'3" x 3'10" approx) Shower cubicle with shower, pedestal wash hand basin and WC. Half tiled walls. Fitted mirror and shelf. Tiled floor.



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BEDROOM 2 (12'8" x 12'3" approx) Coved ceiling. Feature fireplace. Solid Oak flooring.



FAMILY BATHROOM (9'8" x 6'7" approx) White suite comprising panelled bath, pedestal wash hand basin and WC. Tiling to bath area. Half tiled walls. Tiled floor.

BEDROOM 5 (10'1" x 9'0" approx) Solid Oak flooring.



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SECOND FLOOR LANDING Velux window.

BEDROOM 3 (11'10" x 11'3" approx) 2 Velux windows. Solid Oak flooring. Door to:-



EN-SUITE SHOWER ROOM (8'2" x 5'7" approx) Shower cubicle with shower, pedestal wash hand basin and WC. Tiled floor.



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BEDROOM 4 (17'6" x 11'6" max) Velux window. Solid Oak flooring.



SERVICES

All mains services are installed.
Oil fired central heating.
uPVC double glazing.

ASSESSMENT

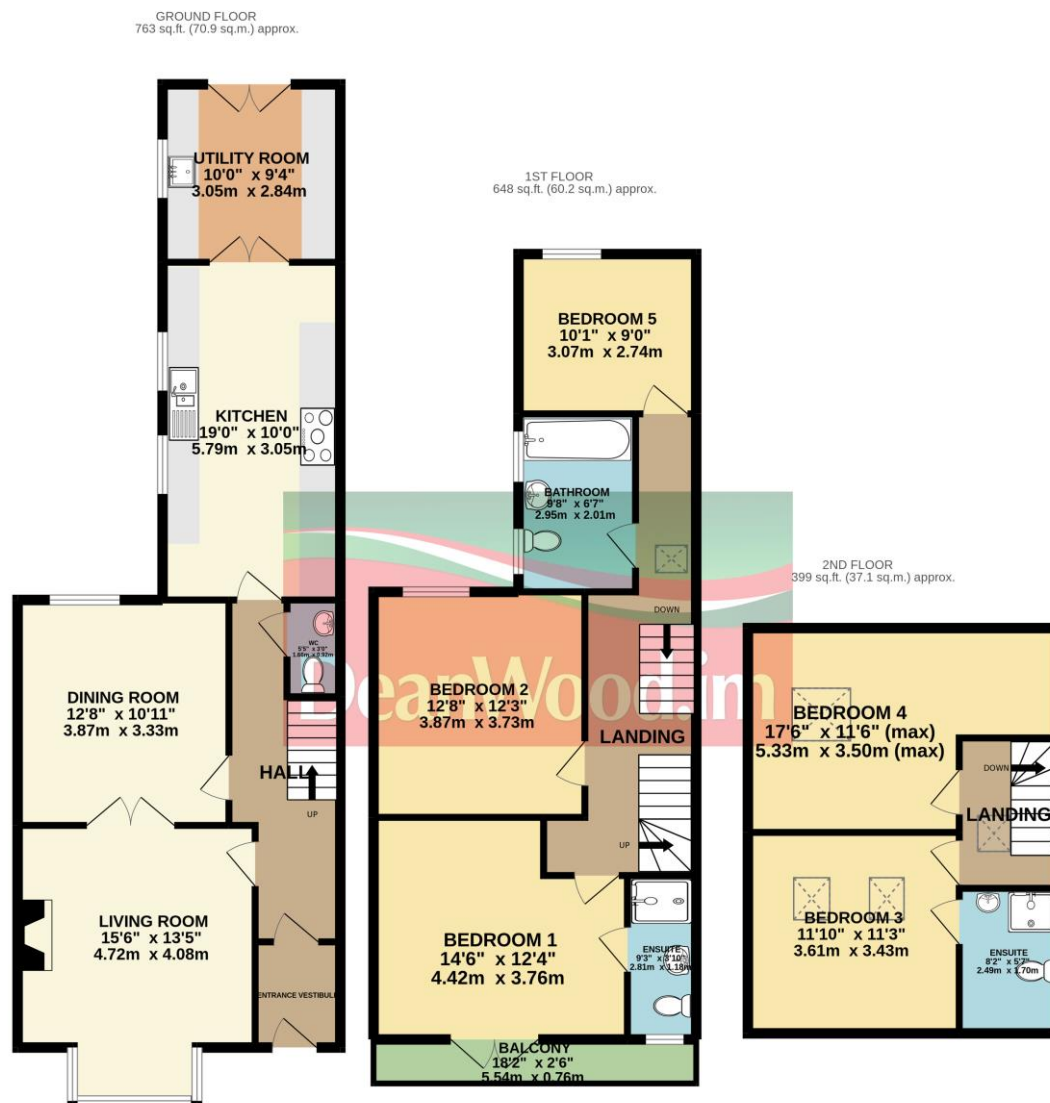
Rateable value £136 Approx Rates payable £820 (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.



TOTAL FLOOR AREA : 1810 sq.ft. (168.1 sq.m.) approx.

Not to scale-for identification purposes only
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