



ASKING PRICE

£795,000



THE DETAILS



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Moreno House and Annex
6 Osborne Terrace, Douglas
£795,000

call in today or visit www.blackgracecowley.com for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

Moreno House, 6 Osbourne Terrace, Douglas









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THE DESCRIPTION

- Imposing Georgian Town House in central location
- Extensive South facing private garden
- Self-contained flat with separate access
- Restored in sympathy retaining many original features
- Finished to a most exacting standard
- 4 principle Reception Rooms
- Well appointed fully equipped Kitchen/Family Dining Room
- Master Bedroom Suite with Walk-In Wardrobe/Dressing Room
- En-Suite Bathroom, 2 Further Bedrooms and Family Bathroom
- Gas Fired Central Heating and Double Glazing
- Private South Westerly facing landscaped front garden & Patio
- Self Contained 1 Bedroom Annexe with separate access
- Flexible accommodation, ideal for a dependent or a nanny
- Integral Garage

THE PROPERTY

DIRECTIONS

The property is approached by travelling out of Douglas up Prospect Hill through the traffic lights onto Bucks Road. Continue along turning right at the Rosemount traffic lights onto Windsor Road. Take the second turning on the left into Albert Terrace then first right into Osbourne Terrace. No.6 can be found towards the end of the terrace clearly numbered. Within easy walking distance of all the amenities of Douglas town centre and the Promenade.

GROUND FLOOR

Entrance door finished in high gloss Black with glazed fan light over. Built-in meter cupboard. Double 3/4 glazed entrance door opening to attractive staircase leading off to the upper floors. Original cornice and matching corbels. 11" skirting boards and matching architraves.

Morning Room with feature original fireplace with cast iron interior, open grate and slate hearth. Original cornice and matching ceiling rose. Folding window shutters. Views overlooking the front garden. TV, satellite and telephone connections. Leading onto the Dining Room with original cornice and matching ceiling rose. Square arch opening onto the Kitchen/Dining Room with large glazed lantern roof light over. Low energy down lighting. Attractive polished slate effect tiled floor with under floor heating. Open to a well fitted fully equipped kitchen area with an extensive range of good quality Old English White fitted base units with contrasting Black Granite worktops with twin bowl Belfast style Black Granite sink with mixer tap. Appliances include: large Range Master cooker with extractor canopy over. AEG integrated dishwasher, fridge and freezer. Pull-out larder unit. Room stat. Low energy down lighting. TV point. Attractive polished slate effect tiled floor. Multi pane glass door opening to inner hall. Underfloor heating. Door to integral garage.



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FIRST FLOOR

Drawing Room with impressive double full length windows with shutters overlooking the south westerly facing garden. Access to wrought iron balcony. Feature open grate fireplace with cast iron interior. Original cornice and matching rose. TV, satellite and telephone connections. Bi-folding doors opening to the study/sitting room with feature original open grate fireplace with cast iron interior. Window shutters.

SECOND FLOOR

MASTER SUITE comprising Bedroom with stunning views over the garden, Douglas town, harbour and hills beyond. Walk in wardrobe with twin hanging rails. Built-in storage cupboard with fitted shelving. Built-in cupboard housing pressurised hot water tank. En suite bathroom, classic white suite comprising double ended panelled bath and large walk-in corner shower enclosure with Briston thermostatic shower. Twin pedestal wash hand basins with mixer taps, tiled splashbacks and illuminated mirrors over. Chrome fittings. Chrome heated towel rail/radiator. Built-in storage cupboard housing gas condensing boiler. Low energy down lighting. Extractor fan. Ceramic tiled floor with underfloor heating.

TOP FLOOR

Access to fully insulated roof space.

Bedroom 2 with full width dormer windows giving panoramic views over Douglas Bay, harbour, town and distant hill views. Eaves storage. Bedroom 3 benefits from views over Douglas Bay towards Onchan Head. Family Bathroom, Traditional white suite comprising panelled bath with mixer shower attachment, fully tiled shower enclosure with Briston thermostatic shower, twin pedestal wash hand basin with tiled splashbacks and illuminated mirror over. Chrome fittings. Chrome heated towel rail/radiator. Extractor fan. Ceramic tiled floor with underfloor heating.

SELF CONTAINED APARTMENT

Separate access from Cambridge Terrace.

Open Porch with Half glazed entrance door. Large walk-in storage cupboard/cloaks cupboard. Tiled floor covering. Stairs leading to the first floor. Open plan Lounge/Dining Room with square arch opening onto the Kitchen. Good range of modern fitted base and wall units with matching worktops incorporating a single drainer sink unit with tiled splashback. Built-in combination oven/grill, 4-ring hob and ducted canopy over. Plumbing for a washing machine. Space for fridge freezer. Double Bedroom with en-suite Bathroom comprising panelled bath with Mira shower over, pedestal wash hand basin and WC.

INTEGRAL GARAGE

Electrically operated sectional up and over door. Power, light and water connected. Plumbing for a washing machine.

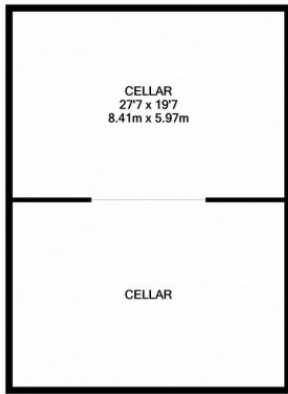
VIEWINGS

By appointment through the Agent, Black Grace Cowley.

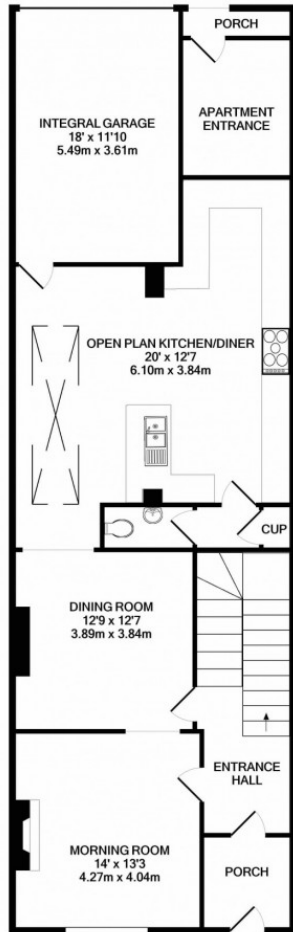
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FLOORPLAN



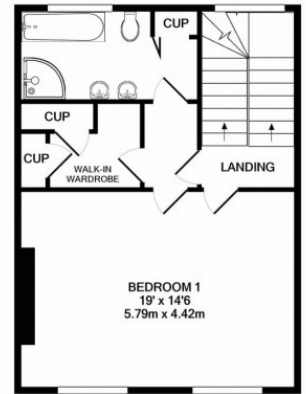
BASEMENT LEVEL
APPROX. FLOOR
AREA 524 SQ.FT.
(48.7 SQ.M.)



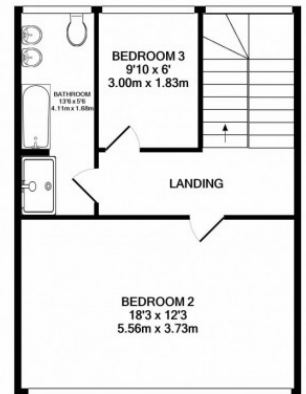
GROUND FLOOR
APPROX. FLOOR
AREA 1263 SQ.FT.
(117.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1111 SQ.FT.
(103.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 3941 SQ.FT. (366.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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