



ASKING PRICE

£410,000

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## THE DETAILS



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9 Albany Road

Douglas

£410,000

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

PROPERTY DETAILS FOR  
9 Albany Road, Douglas



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## THE DESCRIPTION

- Period mid terrace house within a conservation area in Douglas
- Attractive Tudor style frontage
- Within walking distance to local amenities and views across Brunswick Nurseries and beyond to the distant hills
- Spacious Entrance Hall, 2 Reception Rooms, Modern Kitchen
- 4 bedrooms, 2 Bathroom ( 1 En-suite)
- Private and spacious courtyard to the rear with potential for off street parking and a separate outbuilding for storage
- Gas Central Heating, Double Glazed Throughout
- Sold with No Onward Chain

## THE PROPERTY

Black Grace Cowley are delighted to offer 9 Albany Road to the market. This spacious period mid terraced house is situated within the popular conservation area in Douglas around Cronkbourne and Brunswick Road. To the front of the property has a large patio garden which is walled on all three sides with a wrought iron gate giving access to the footpath leading up to the entrance door. Upon entering the property there is a spacious entrance hallway with carpeted floors, the original tiled floors are beneath, carpeted stairs leading up to the 1st floor. Off the entrance hall, a door leads into a bay fronted lounge with high ceiling and ornate features, a square double glazed bay window to the front aspect and a feature fireplace. Off the entrance hall a door leads into the dining room and open plan kitchen. The dining room has a set of French patio doors giving access out to the private rear courtyard. A large opening provides access to the kitchen area, which is fitted with a range of beech effect base and wall units with chrome handles and granite effect worktops, electric oven and ceramic hob. Space for washing machine and fridge freezer. The wall mounted gas combi boiler is located in the kitchen. There is a double glazed window looking onto the courtyard garden. Taking the stairs to the 1st floor, off the half landing, is the family bathroom fitted with a panelled bath, wash hand basin and WC. Bedroom 1 is situated to the rear, with a built in double wardrobe, double glazed window looking down to the rear garden, complimenting this bedroom is the en-suite shower room fitted with a walk in shower cubicle, wash hand basin and WC, accessed via a bifold door. Bedroom 2, the larger of the four bedrooms, is situated to the front of the property, with distant hill views and views across Brunswick Gardens, a large square bay window offers plenty of natural light. Bedroom 4 is a good size single bedroom and would make for a perfect home office or study space with a uPVC double glazed door, giving access out onto a private front balcony with distant hill views. From the 1st floor landing stairs lead up the top floor, where bedroom 3 can be found. A spacious bedroom with two Velux windows to front and rear and a built in double wardrobe to an alcove. Off the landing area, before entering the bedroom, there is some attic storage space.



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Externally, to the rear of the property is a fully walled large courtyard which has ample space for a potential parking area without compromising on the outdoor garden space (subject to planning). The outside space benefits from an outbuilding which consists of two small storage areas plus a larger storage area with a water tap to the outside. Could be converted to create a studio or home office.

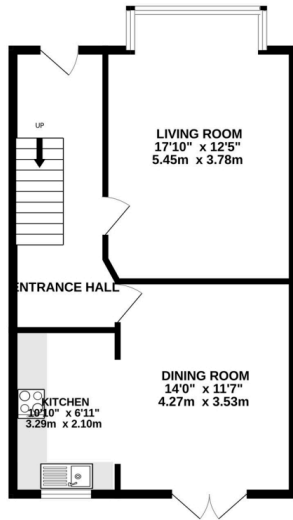
The property is situated within walking distance of Douglas Town Centre's local amenities, Ballakermeen High School, St Ninians and Alexander Nurseries. Number 9 Albany Road makes for a perfect family home situated within a desirable area. To arrange a viewing please call Black Grace Cowley on 01624 645555.

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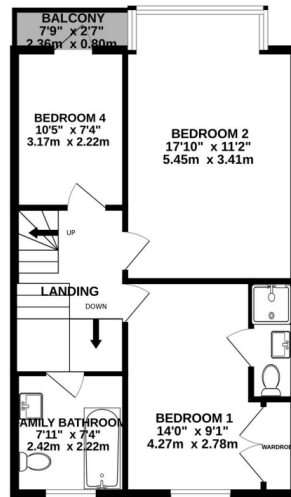
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# FLOORPLAN

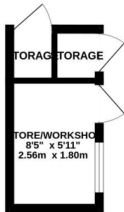
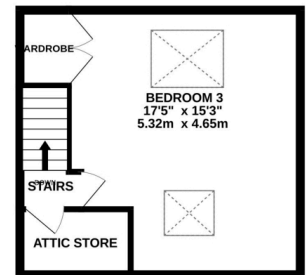
GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOP FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 1520 sq.ft. (141.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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# 9 Albany Road, Douglas

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