



ASKING PRICE

£349,950

## THE DETAILS

 3     1     2



9 Berkeley Street  
Douglas  
£349,950

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

e: [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 645555

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



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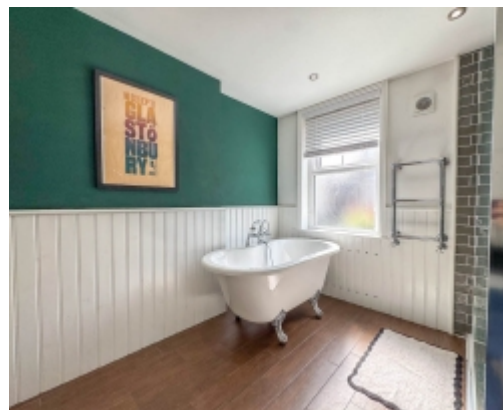


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## THE DESCRIPTION

- Charming Townhouse situated in Douglas
- Boasting high ceilings and period features
- Stylishly presented throughout
- Newly fitted Breakfast Kitchen and Utility Room
- Lounge, Dining Room
- 3 Bedrooms plus Attic/Bedroom 4
- Family Bathroom with underfloor heating
- Private Rear Yard
- Offered for sale with no onward chain

## THE PROPERTY

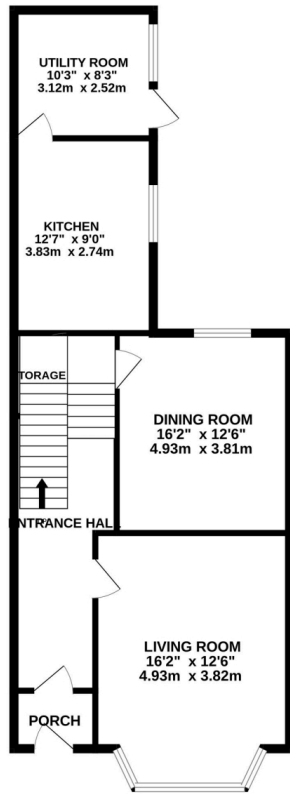
Black Grace Cowley are delighted to bring 9 Berkeley Street to the market. A charming townhouse situated in central Douglas and within walking distance of the Town Centre, shops and amenities. To the front of the property there is a gated paved garden with wrought iron railings and a path and steps leading up to the front door. Upon entering the property there is an entrance porch with a door leading into a spacious hallway with stairs leading to the first floor. At the front of the property there is a bay fronted lounge with a feature wood burning stove and herringbone effect vinyl flooring. This room retains many original features and lovely high ceilings. The dining room is situated behind the lounge and accessed off the entrance hall, there is a feature fireplace and fitted storage to either side, continuation of the herringbone flooring. To the rear is a beautiful breakfast kitchen which has been newly fitted with a range of modern grey shaker style base and wall units with contrasting worktops, integrated wine fridge, dishwasher, electric hob and oven. There is a door from the kitchen providing access into the utility room which is fitted with the same units and has space and plumbing for a washing machine and tumble dryer, the Worcester oil fired central heating boiler is located here. There is a uPVC double glazed door providing access to the rear yard. On the first floor are three bedrooms, two of which are superbly sized double bedrooms. The family bathroom is fitted with a four piece suite comprising of a walk in shower cubicle, free standing roll top bath, wash hand basin and WC also features underfloor heating. On the second floor is a good size attic room.

To the rear of the property there is a south east facing yard large enough to accommodate a BBQ area, seating area and storage. Gate giving access to the rear lane.

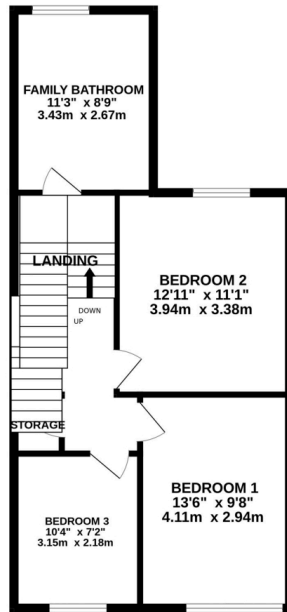
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## FLOORPLAN

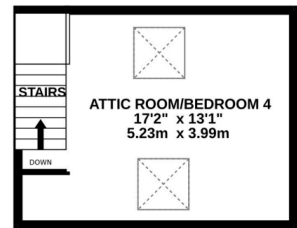
GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



ATTIC ROOM  
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 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 Berkeley Street, Douglas

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