



ASKING PRICE

£320,000



THE DETAILS



3



1



2



13 St. Catherines Drive

Douglas

£320,000

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









THE DESCRIPTION

- Spacious Semi-Detached House within a sought after area in Douglas
- 2 Reception Rooms, Galley Kitchen, Utility Room
- 3 Bedrooms, Shower Room and Separate WC
- Generous Hallway and Landing area
- Large Rear Garden
- Off street parking to the rear for two vehicles
- South Facing Front Garden
- Gas Central Heating, Double Glazed
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer 13 St. Catherines Drive to the market. This extremely spacious semi-detached property sits in an elevated position with views from the majority of the rooms. A wrought iron gate provides access to the block paved footpath with a south facing lawn garden. Upon entering the property there is a spacious entrance hall with a built-in under stairs storage cupboard, double glazed window offering plenty of natural light and carpeted stairs up to the first floor. Off the entrance hall there are two large reception rooms, a bay fronted lounge to the front of the property with a feature fireplace and a large dining room to the rear of the property with a picture window looking onto the rear garden. The galley kitchen is accessed off the entrance hall with a range of fitted wall and base units. To the rear of the kitchen is a step down to the utility room with matching worktops and units with a double glazed door giving access out to the rear garden.

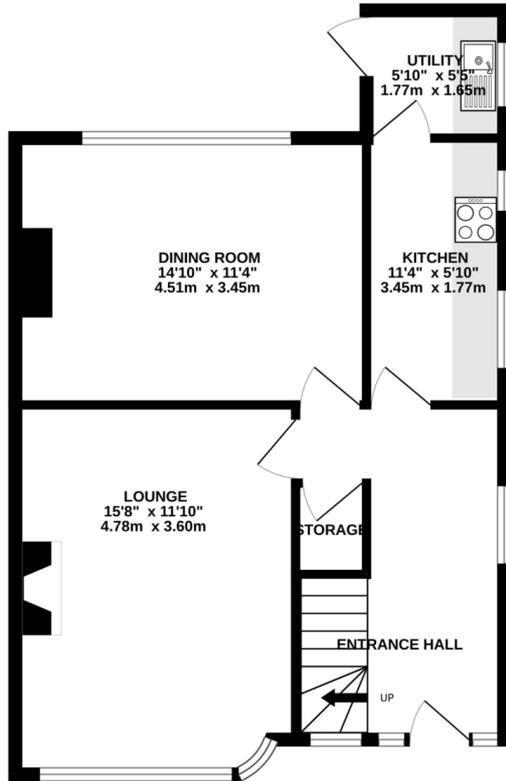
On the first floor there is a spacious landing providing access to three bedrooms. Bedroom 1 is situated to the front with a bay window and views. Bedroom 2 is situated to the rear and has views over the rear garden. Bedroom 3 is a dual aspect bedroom with plenty of natural light and distant hill views. The family shower room is fitted with a modern walk-in shower cubicle and wash hand basin, built-in airing cupboard which houses the gas-fired central heating boiler. Lastly off the landing there is a door into a separate WC.

Externally to the rear of the property there is a large paved rear garden with raised beds, greenhouse, built-in shed and ample space for a patio space. Timber gate to the rear, which gives access out to the lane at the back just beyond the gate there is space for off street parking for two vehicles.

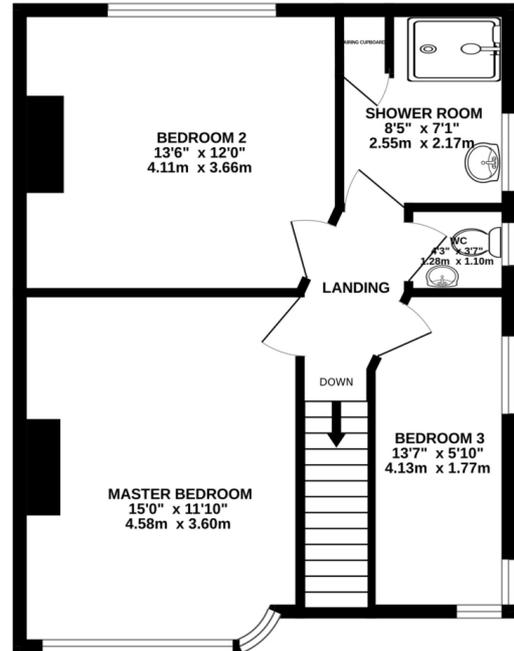
The property is being sold with vacant possession. No onward chain.

FLOORPLAN

GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.3 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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PROPERTY DETAILS FOR

13 St. Catherines Drive, Douglas

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