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16 Fort William, Head Road, Douglas, IM1 5BQ

Asking Price £450,000

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A substantial mid terraced period home with a superb view toward the harbour, Douglas Bay and the hills beyond. A "blank canvas" for improvement with the bonus of a lower annex that can be separately occupied or amalgamated into a larger home. 4 Bedrooms can be found over the 2 upper floors and there is a large Lounge with excellent views and a kitchen to the rear. Oil central heating. No onward chain.



LOCATION

From the Sea Terminal, follow Bath Place and across the lifting bridge over the harbour. Turn right along the South Quay and take the first left up Fort Anne Road. The property can be found a short distance on the left hand side.

GROUND FLOOR - ENTRY LEVEL

PORCH

6' 3" x 21' 4" (1.9m x 6.5m)

SEPARATE WC

7' 7" x 7' 10" (2.3m x 2.4m)

ENTRANCE HALLWAY

12' 2" x 21' 0" (3.7m x 6.4m) Max

KITCHEN

12' 6" x 14' 1" (3.8m x 4.3m)

LIVING ROOM

19' 4" x 16' 1" (5.9m x 4.9m)

STAIRS TO FIRST FLOOR

FRONT BEDROOM

11' 6" x 14' 1" (3.5m x 4.3m)

BATHROOM

7' 7" x 14' 1" (2.3m x 4.3m)

REAR BEDROOM

19' 4" x 16' 1" (5.9m x 4.9m)

STOREROOM

3' 7" x 6' 7" (1.1m x 2.0m)

STAIRS TO SECOND FLOOR

FRONT BEDROOM

19' 4" x 12' 6" (5.9m x 3.8m)

BATHROOM

3' 3" x 6' 7" (1.0m x 2m)

REAR BEDROOM

19' 4" x 14' 9" (5.9m x 4.5m)

LOWER GROUND FLOOR - SEPARATE ANNEX

Access via front steps down into the outside Patio Area. Various Storage units off.

UTILITY

6' 3" x 10' 6" (1.9m x 3.2m)

HALLWAY

6' 7" x 10' 6" (2.0m x 3.2m)

BEDROOM

15' 1" x 13' 9" (4.6m x 4.2m)

BATHROOM

13' 1" x 7' 3" (4.0m x 2.2m)

FAMILY ROOM

11' 2" x 16' 9" (3.4m x 5.1m)

KITCHEN

7' 10" x 17' 1" (2.4m x 5.2m)

SEPARATE LOWER BASEMENT

19' 0" x 17' 1" (5.8m x 5.2m)

OUTSIDE

Rear paved patio. Sloping garden planted with mature shrubs to the lower boundary wall. Walkway to South Quay and Douglas centre.

SERVICES

Mains water, electricity and drainage. Oil central heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

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TOTAL: 2875 sq. ft, 267 m2

Basement: 0 sq. ft, 0 m2, 1st floor: 735 sq. ft, 68 m2, 2nd floor: 792 sq. ft, 74 m2, 3rd floor: 693 sq. ft, 64 m2, 4th floor: 655 sq. ft, 61 m2

EXCLUDED AREAS: BASEMENT: 337 sq. ft, 31 m2, STORAGE: 356 sq. ft, 33 m2, UTILITY: 66 sq. ft, 6 m2,

PATIO: 250 sq. ft, 23 m2, PORCH: 133 sq. ft, 12 m2, OPEN TO BELOW: 20 sq. ft, 2 m2,

WALLS: 293 sq. ft, 29 m2



Since 1854



DOUGLAS
31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN
23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL
Douglas Office: 01624 625100, commercial@chrystals.co.im
RENTALS
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im