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4 Brunswick Road, Douglas, IM2 3LL
Offers in excess of £500,000

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A fully refurbished townhouse, conveniently situated in the heart of Douglas and walking distance to all amenities. Substantial family accommodation extending to 5 bedrooms, 3 reception rooms, 2 bathrooms, large kitchen diner and utility. Enclosed rear yard. UPVC Double glazed throughout. Of note is a versatile lower ground floor reception room, ideal for a media room, office or family room. Viewing essential to appreciate the scale and finish of this property.





LOCATION

Leaving Douglas via Prospect Hill, proceed through the traffic lights onto Bucks Road and continue through the second set of lights onto Woodbourne Road. Turn left onto Alexander Drive and take the next right immediately before the Woodbourne public house onto Brunswick Road, where the property can be found on the right hand side, with the junction to Berkeley Street.

ENTRANCE HALL

Stairs to lower ground floor and upper floors.
Door to rear yard.

UTILITY AREA

Gas fired central heating boiler.

CLOAKROOM

6' 4" x 2' 7" (1.93m x 0.79m)

Wash hand basin and WC.

LIVING ROOM

21' 11" x 16' 9" (6.68m x 5.10m)

Down lighters.

FITTED DINING KITCHEN

19' 2" x 11' 6" (5.84m x 3.50m) (Max)

Fitted with white wall and base units with worktops incorporating a ½ bowl sink with mixer tap and drainer. Built-in oven/grill, 4-ring electric hob and extractor hood over. Integrated dishwasher. Fitted breakfast bar. Karndean flooring to kitchen area and carpeted to the dining area.

LOWER GROUND FLOOR

FAMILY ROOM/PLAYROOM

15' 10" x 12' 7" (4.82m x 3.83m)

Down lighters. Karndean flooring. Open through to:-

MEDIA ROOM

15' 3" x 11' 11" (4.64m x 3.63m)

Down lighters. Karndean flooring.

FIRST FLOOR

LANDING

BEDROOM 1

32' 10" x 13' 3" (10.00m x 4.04m)

Down lighters.

BEDROOM 2

16' 6" x 13' 2" (5.03m x 4.01m)

Down lighters.

FAMILY SHOWER ROOM

12' 11" x 6' 2" (3.93m x 1.88m)

Walk-in wet area with shower, twin vanity wash hand basins and WC. Mirrored medicine cabinets. Chrome heated towel rail. Down lighters.

SECOND FLOOR

LANDING

Velux windows.

FAMILY BATHROOM

13' 0" x 6' 2" (3.96m x 1.88m)

Suite comprising bath, twin vanity wash hand basins and WC. Chrome heated towel rail. Mirrored medicine cabinets. Down lighters.

BEDROOM 3

12' 1" x 12' 1" (3.68m x 3.68m)

Down lighters.

BEDROOM 4

13' 7" x 9' 5" (4.14m x 2.87m)

Down lighters.

BEDROOM 5

16' 1" x 10' 11" (4.90m x 3.32m)

Down lighters.

SERVICES

All mains services. Gas fired central heating.

VIEWINGS

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

POSSESSION

Vacant possession on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. **DISCLAIMER** - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.





Since 1854



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