



3 Selborne Road Douglas, IM1 4BT

Beautifully presented spacious period townhouse situated in a popular central location within walking distance of the town centre. The property retains many period features throughout and is finished to an exacting specification with a contemporary finish. The accommodation briefly comprises 2 Reception Rooms, Sun Room, 22 ft Kitchen Diner, Utility Room, Cloakroom, excellent Master Bedroom with beautifully finished and contemporary En Suite Bathroom, 3 further Bedrooms, Bedroom 5/Study and Family Bathroom. Rear paved garden. Gas fired central heating. Viewing highly recommended.

Reduced to £299,500

51 Victoria Street, Douglas IM1 2LD
Tel: 01624 645555 Fax: 01624 645556
www.blackgracecowley.com



Directions

To approach the property leave Douglas via Woodbourne Road turning left onto Alexander Drive. Turn left again onto Selborne Road where the property will be observed towards the end of the road on the right hand side.

Accommodation

Hardwood front door with glazed side panels leading to:

Entrance Porch

Tiled floor. Coved ceiling. Built-in cupboard housing fuse box and gas meter. Partially glazed hardwood door leading to:

Entrance Hall

Good sized main entrance hall. Stairs leading to the first floor with understairs storage cupboard. Coved ceiling. Laminate flooring. Door to:



Living Room

Approx 17'3 x 13'4 into bay window (Approx 5.26m x 4.06m into bay window)

Coved ceiling. Ceiling rose. Picture rail. Feature period fireplace with marble surround and cast iron insert with raised hearth. Built-in book shelf with storage below into chimney recess. Feature bay window. Power and television points. Double folding doors leading to:



Dining Room

Approx 13'1 x 12'6 (Approx 3.99m x 3.81m)

Also accessed via main hall. Coved ceiling. Ceiling rose. Feature period fireplace with raised hearth and cast iron insert. Double built-in display cabinets with downlighters and storage below either side of the chimney breast. Dado rail. Laminate flooring. Glazed double doors leading to:



Sun Room

Approx 11'4 x 6'3 (Approx 3.45m x 1.91m)

Also accessed via the Kitchen Diner. uPVC glazed ceiling. French doors leading to the rear paved patio garden.

Kitchen Diner

Approx 23'3 x 11'5 maximum (Approx 7.09m x 3.48m maximum)

Fitted with a contemporary range of white gloss base, wall and display units with under unit lighting. Corian work surfaces incorporating a sink with drainer and chrome mixer tap. 4-ring Whirlpool gas hob with stainless steel Whirlpool purifier and light over. Waist height Whirlpool stainless steel fronted oven. Built-in fridge. Brush metal power, light and dimmer switches. Glass fronted display cabinet. Decorative feature wall to one end of the kitchen. Downlighters. Laminate flooring. Half-glazed uPVC door to rear yard.



Family Bathroom

Fitted with a three piece suite comprising tiled panelled bath with separate shower over, pedestal wash hand basin and low flush w.c. Downlighters. Half wood panelled walls. Extractor fan. uPVC window. Heated chrome towel rail.

Separate w.c.

Low flow w.c. Downlighter. Half wood panelled walls. uPVC window. Wood effect laminate flooring.

Master Bedroom

Approx 18'7 x 17'2 into bay window (Approx 5.66m x 5.23m into bay window)

Coved ceiling. Power and telephone points. Feature bay window. Partially glazed double doors leading to:



Utility Room

Approx 7'10 x 7'2 (Approx 2.39m x 2.18m)

Fitted with white gloss base and wall units with matching roll top work surfaces. Stainless steel sink unit with drainer. Tiled splashbacks with power points. Half wood panelled walls. Plumbed for washing machine. Space for tumble dryer. Wall mounted Vaillant gas boiler. Space for fridge freezer. Downlighters. Laminate flooring. Chrome heated towel rail. Extraction ventilation.

Cloakroom

Fitted with a two piece suite comprising corner wash hand basin with tiled surround and low flush w.c. Storage cabinet. Downlighters. Half wood panelled walls. Radiator. uPVC window. Laminate flooring.

First Floor

Half Landing

Feature exposed Manx stone wall with downlighters. Natural light.

Bedroom 2

Approx 19'3 x 11'6 (Approx 5.87m x 3.51m)

Feature period cast iron fireplace. Power points.

En Suite Bathroom

Approx 12'11 x 12'7 (Approx 3.94m x 3.84m)

Fitted with a four piece suite comprising open shower with chrome fittings, feature free standing double ended roll top bath and shower head attachment, contemporary twin glass sinks and low flush w.c. Extractor fan. Tiled floor, Chrome heated towel rail. Large airing cupboard with shelving.





Second Floor

Half Landing

Feature exposed Manx stone wall. Velux window.



Landing

Bedroom 3

Approx 13'2 x 12'7 (Approx 4.01m x 3.84m)
Period cast iron fireplace. Power point.

Bedroom 4

Approx 13'4 x 12'7 (Approx 4.06m x 3.84m)
Cast iron fireplace.

Bedroom 5/Study

Approx 13'2 x 7'8 (Approx 4.01m x 2.34m)
Velux window.

Externally

To the front of the property there is a small walled garden. To the rear there is a paved yard with raised flower bed and sitting area. Storage shed. Gated access to rear service lane.

Storage Shed

Approx 12'5 x 6'7 (Approx 3.78m x 2.01m)

Power and light. Pressurised hot water system.

Agents Note

All sash windows to the front of the property have recently been double glazed and the exterior of the building has also been rendered and painted.

Services

All mains services are installed. Gas fired central heating.

Tenure

The Tenure is Freehold.

Possession

Vacant possession on completion of purchase.

Viewings

Viewings by appointment through Black Grace Cowley.

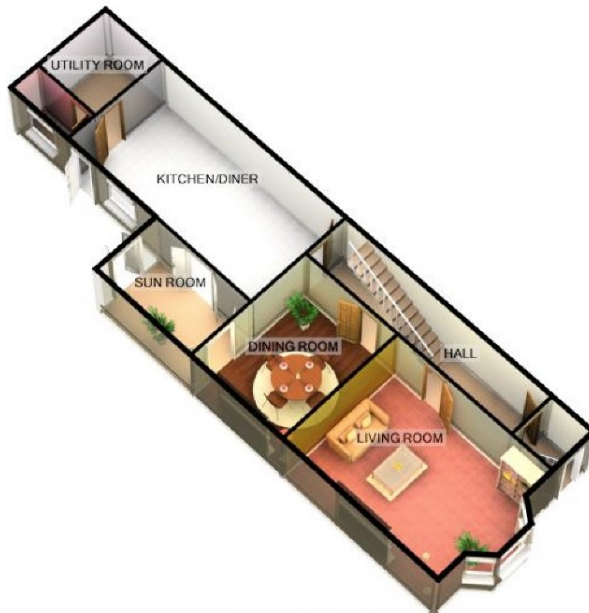




2ND FLOOR



1ST FLOOR



GROUND FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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