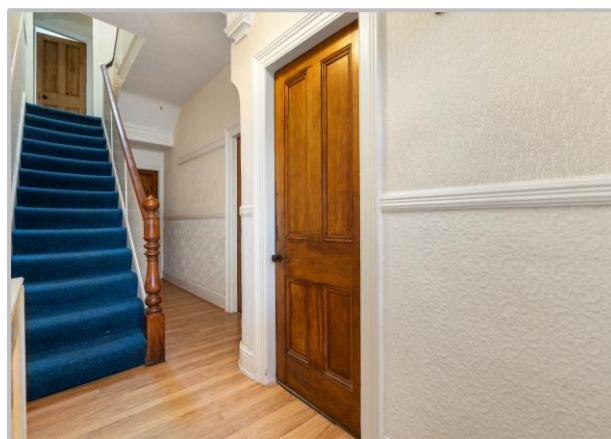
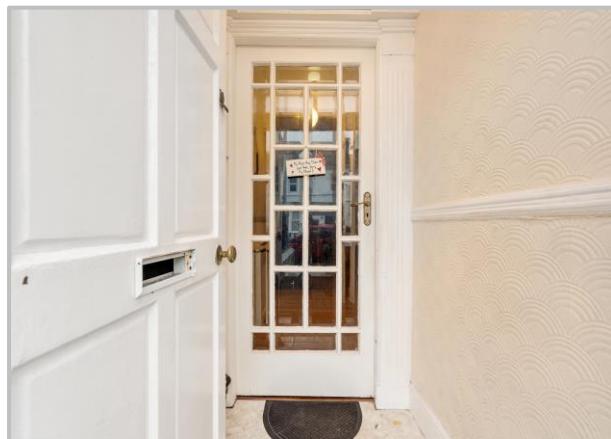




Situated on a highly desirable residential street, this spacious terraced townhouse is in need of renovation but retains a wealth of attractive period features, offering an exciting opportunity to restore and modernise a characterful home to your own taste. Ideally positioned in the heart of the town centre, the property is within easy walking distance of local shops, schools, and amenities, combining everyday convenience with strong long-term appeal. The ground floor comprises a lounge, separate dining room and kitchen, providing a traditional layout with excellent scope for enhancement. To the first floor are two well-proportioned double bedrooms, a single bedroom, bathroom and separate WC. An additional attic room offers further versatile space, subject to any necessary consents. Externally, the property benefits from low-maintenance front and rear gardens. Early viewing is highly recommended



## LOCATION

Driving out of Douglas along Bucks Road, continue through the Rosemount Traffic lights and past Woodbourne Square. Take the right hand turning onto Hilary Road and the Farrant Street can be located on the left hand side. Our For Sale board will clearly identify the property on the right hand side.

## ENTRANCE HALL

4' 7" x 4' 7" (1.4m x 1.4m)

## HALLWAY

### LIVING ROOM

14' 9" x 13' 1" (4.5m x 4.0m)

### DINING ROOM

12' 10" x 13' 1" (3.9m x 4.0m)

### KITCHEN

8' 6" x 11' 10" (2.6m x 3.6m)

## FIRST FLOOR

### FRONT BEDROOM

7' 7" x 9' 6" (2.3m x 2.9m)

### FRONT BEDROOM

9' 6" x 13' 1" (2.9m x 4.0m)

### REAR BEDROOM

10' 10" x 13' 1" (3.3m x 4m)

### SEPARATE WC

4' 7" x 2' 11" (1.4m x 0.9m)

## BATHROOM

8' 6" x 7' 10" (2.6m x 2.4m)

## SECOND FLOOR

### BEDROOM

15' 9" x 12' 6" (4.8m x 3.8m)

## OUTSIDE

Low maintenance front garden with paving and shrubs. Enclosed brick paved rear yard. Elevated decking. Outside Storage.

## SERVICES

Mains water, electricity and drainage. Oil central heating.

## VIEWING

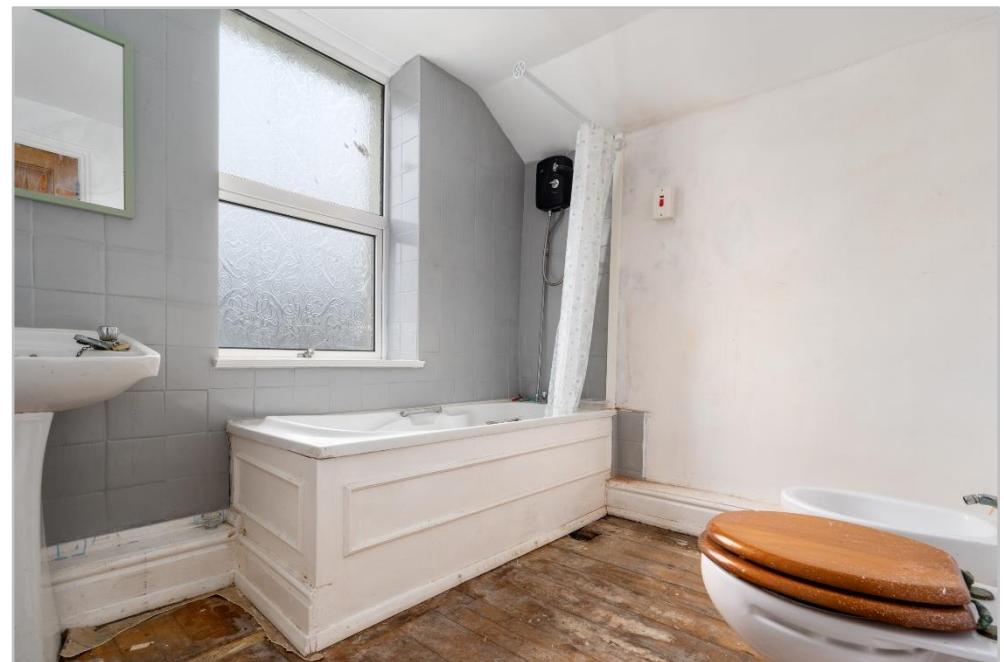
Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

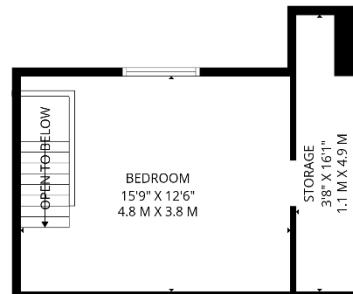
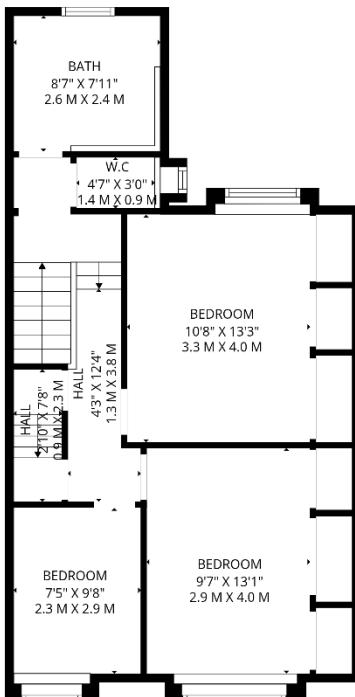
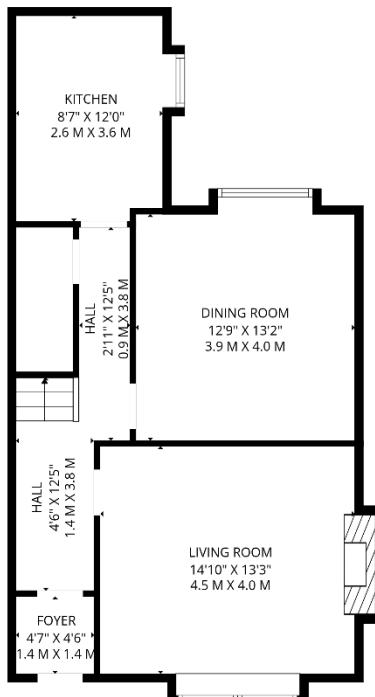
## POSSESSION

Vacant possession on completion of purchase. 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.







**TOTAL: 1305 sq. ft, 122 m<sup>2</sup>**

1st floor: 641 sq. ft, 60 m<sup>2</sup>, 2nd floor: 568 sq. ft, 53 m<sup>2</sup>, 3rd floor: 96 sq. ft, 9 m<sup>2</sup>  
 EXCLUDED AREAS: BAY WINDOW: 13 sq. ft, 1 m<sup>2</sup>, FIREPLACE: 6 sq. ft, 1 m<sup>2</sup>, TOILET: 16 sq. ft, 2 m<sup>2</sup>,  
 FULL BATH: 68 sq. ft, 6 m<sup>2</sup>, LOW CEILING: 123 sq. ft, 11 m<sup>2</sup>, STORAGE: 34 sq. ft, 3 m<sup>2</sup>,  
 OPEN TO BELOW: 7 sq. ft, 1 m<sup>2</sup>, WALLS: 117 sq. ft, 12 m<sup>2</sup>

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Since 1854

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