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7 Queens Terrace, Douglas, IM1 4BZ
Asking Price £349,950

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An attractive Douglas townhouse boasting spacious family accommodation overlooking a Victorian Square. Very convenient central location within walking distance to the local shops, Douglas town centre and schools. Ideal for a growing family, the adaptable accommodation retains much of its original charm and character complemented by period features. Comprising hall with under-stairs storage, sitting room with feature bay window, second reception room. Large dining kitchen opening to a sun room. Separate utility room with WC and access to the low maintenance, sunny, external space to the rear (suitable for off road parking for a small vehicle). To the first floor are 4 good sized bedrooms with the main bedroom enjoying a ensuite shower room and there is a family bathroom with separate bath and shower. To the second floor is an attic/hobbies room. Viewing essential of this lovely home.



LOCATION

Travelling from the Rosemount traffic lights go along Woodbourne Road passing the Prospect Terrace shops and Woodburn Square. Take the next turn on the left into Alexander Drive and turn second left into Queens Terrace (one way system) where the property will be found on the right hand side clearly identified by our for sale board.

ENTRANCE VESTIBULE

5' 3" x 4' 11" (1.6m x 1.5m)

HALLWAY

6' 7" x 36' 9" (2m x 11.2m)

LIVING ROOM

13' 5" x 16' 9" (4.1m x 5.1m)

DINING ROOM

12' 2" x 15' 9" (3.7m x 4.8m)

KITCHEN

12' 2" x 10' 2" (3.7m x 3.1m)

DINING AREA

12' 2" x 10' 2" (3.7m x 3.1m)

SUNROOM

12' 2" x 5' 11" (3.7m x 1.8m)

UTILITY ROOM

8' 2" x 7' 3" (2.5m x 2.2m)

WC

4' 7" x 3' 7" (1.4m x 1.1m)

AIRING CUPBOARD

2' 7" x 2' 11" (0.8m x 0.9m)

FIRST FLOOR

MASTER BEDROOM

18' 4" x 15' 5" (5.6m x 4.7m)

ENSUITE SHOWER ROOM

8' 10" x 3' 3" (2.7m x 1m)

BEDROOM

11' 10" x 8' 10" (3.6m x 2.7m)

BEDROOM 3

8' 6" x 12' 6" (2.6m x 3.8m)

BEDROOM

12' 2" x 8' 6" (3.7m x 2.6m)

BATHROOM

8' 6" x 9' 10" (2.6m x 3m) max

SECOND FLOOR

ATTIC ROOM

18' 4" x 11' 2" (5.6m x 3.4m)

OUTSIDE

Low maintenance paved rear (suitable for off road parking for a small vehicle) with access to rear service lane.

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.

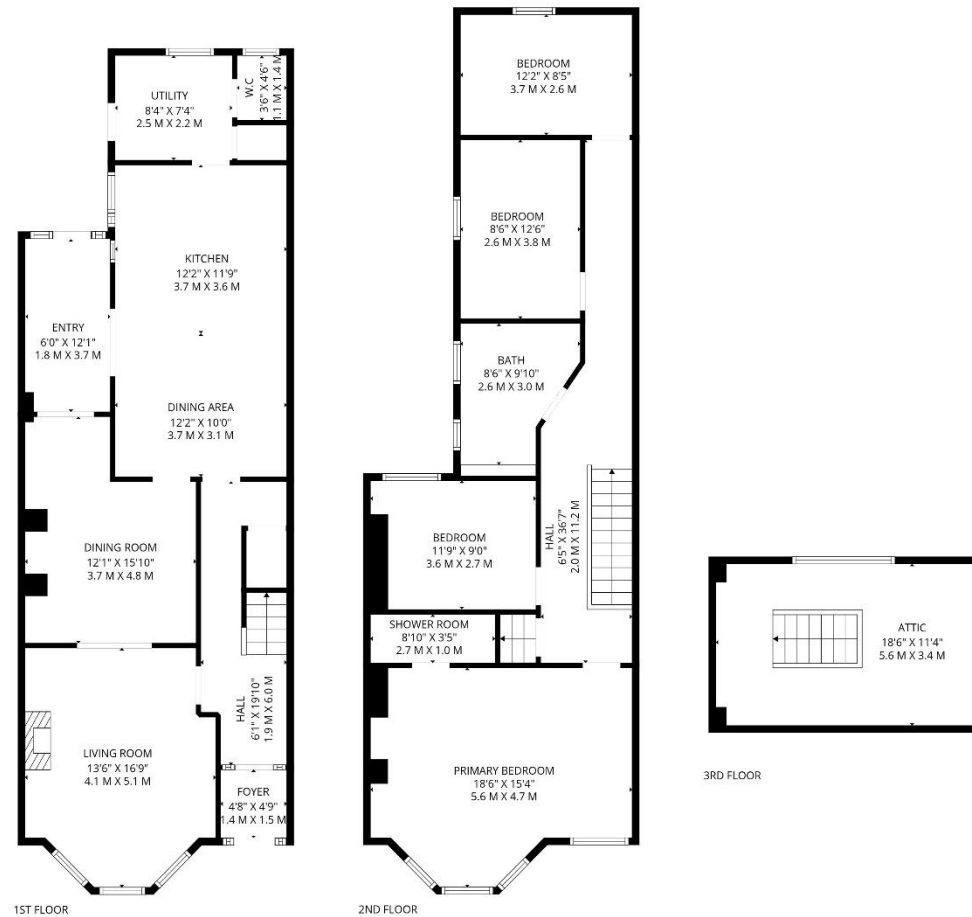
POSSESSION

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TOTAL: 1782 sq. ft, 165 m2

1st floor: 897 sq. ft, 83 m2, 2nd floor: 885 sq. ft, 82 m2, 3rd floor: 0 sq. ft, 0 m2

EXCLUDED AREAS: UTILITY: 61 sq. ft, 6 m2, LOW CEILING: 70 sq. ft, 7 m2, ATTIC: 139 sq. ft, 13 m2,
WALLS: 133 sq. ft, 11 m2

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



Since 1854



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