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Ard Choille, Somerset Road, Douglas, IM2 5AT
Asking Price £295,000

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A traditional end-of-terrace home in a highly sought-after area of Douglas, this property offers generous, well-appointed accommodation spread over two levels and presents an exciting canvas for modernisation. Its central location places local schools, bus routes, and the town centre within easy reach, making it ideal for families and professionals who value convenience alongside character. Briefly comprising entrance porch, hallway, two reception rooms, a kitchen, a utility room and a WC on the ground floor. The first floor features two double bedrooms and a single bedroom, plus a family bathroom and a separate WC. Externally there is an enclosed rear yard, a single detached garage, and off-road parking for one vehicle. Viewing highly recommended to grasp potential and location.



LOCATION

Travelling up Bucks Road, continue through Rosemount traffic lights and onto Woodbourne Road. Proceed along until you reach the junction with York Road then turn left then right onto Somerset Road. The property can be located on the left hand side with the junction of Hildesley Road and clearly identified by our For Sale Board.

PORCH

5' 7" x 2' 7" (1.7m x 0.8m)

HALL

14' 9" x 4' 7" (4.5m x 1.4m)

KITCHEN

13' 5" x 8' 6" (4.1m x 2.6m)

UTILITY

6' 7" x 8' 6" (2m x 2.6m)

SEPARATE WC

2' 11" x 8' 6" (0.9m x 2.6m)

LIVING ROOM

14' 9" x 20' 0" (4.5m x 6.1m)

DINING ROOM

14' 9" x 11' 10" (4.5m x 3.6m)

FIRST FLOOR

BEDROOM

12' 10" x 7' 7" (3.9m x 2.3m)

BEDROOM

14' 9" x 12' 2" (4.5m x 3.7m)

BEDROOM

14' 9" x 11' 10" (4.5m x 3.6m)

OFFICE/SINGLE BEDROOM

8' 10" x 3' 11" (2.7m x 1.2m)

BATHROOM

6' 7" x 8' 6" (2.0m x 2.6m)

SEPARATE WC

2' 11" x 5' 3" (0.9m x 1.6m)

DETACHED SINGLE GARAGE

9' 2" x 20' 0" (2.8m x 6.1m)

OUTSIDE

Small lawned area to front and side. Driveway leading to detached single garage. Rear enclosed yard.

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

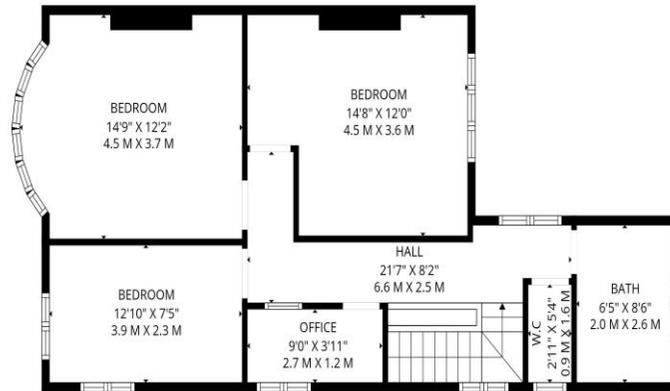
Vacant possession on completion of purchase.

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.

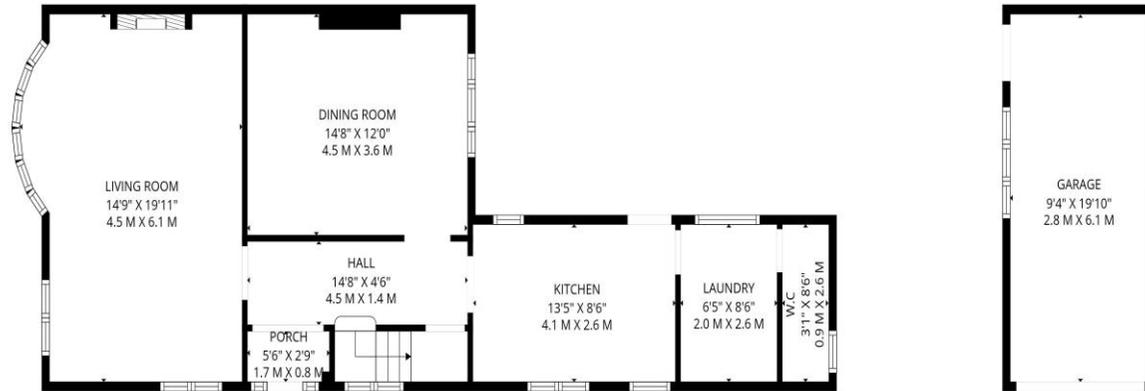
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2ND FLOOR



1ST FLOOR

TOTAL: 1438 sq. ft, 133 m2

1st floor: 756 sq. ft, 70 m2, 2nd floor: 682 sq. ft, 63 m2

EXCLUDED AREAS: PORCH: 15 sq. ft, 1 m2, GARAGE: 186 sq. ft, 17 m2, WALLS: 166 sq. ft, 17 m2



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

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

Directors: Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S, MA (Cantab), Dip Surv Prac.
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