



£299,950

## 2 Hutchinson Villas, Hutchinson Square, Douglas, IM2 4HR

Traditional Mid Terraced Town House Close to Hutchinson Square Gardens.  
Enjoying Distant Sea Views Across to Douglas Head from the Front Rooms.  
Walking Distance to Douglas Promenade & Beach, Town Centre & Finance Sector.  
Recently Refurbished - Stylish Interior Doors with Neutral Decor & Floor Coverings.  
Spacious Lounge & Well Planned Kitchen/ Diner/ Family Room with Appliances.  
Utility Room with Built In Cupboard & Cloakroom WC Off.  
3 Double Bedrooms (2 Could Accommodate 'Super King' Size Beds).  
Excellent Bathroom with Bath, Shower & Basin. Adjacent WC to Match.  
Gas Fired Central Heating & uPVC Double Glazing.  
Excellent Potential for a Loft Conversion Subject to Usual Permissions.  
Enclosed Raised Patio to Front with Distant Sea Views.  
Walled Rear Garden with Small Yard, Garden Store & Lawn. Gate to Rear Service Lane.



**\* VIEWINGS HIGHLY RECOMMENDED - SUITABLE FOR A WIDE RANGE OF APPLICANTS \***

## DIRECTIONS

From the Sea Terminal, travel along the promenade in a northerly direction passing the Gaiety Theatre and turning left just after the Villa Marina onto Broadway. Continue ahead, through the traffic lights, past Stanley View and on to Ballaquayle Road. Thereafter take a right turn into Lower Dukes Road then right again. 2 Hutchinson Villas will be found on the left hand side.

## GROUND FLOOR

## ACCOMMODATION

Steps lead up to the main entrance with a covered canopy and painted entrance door with a portal window.



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## Recessed Porch

Terrazzo tiled floor. Glazed inner door to the entrance hall.

## Entrance Hall

A bright and spacious area with stairs leading off to the first floor. An obscure glazed uPVC panel provides natural light. Coat hooks. Cupboard housing the consumer unit and electricity meter. Original cornice. Smoke detector. Double power point. Deep understairs storage cupboard with light. Ash toned, oak effect vinyl floor covering continues through the kitchen/ family room to the rear hall, utility and WC.



Lounge 4.04m (13'3") max x 4.67m (15'4") into bay

A superb room with a large uPVC bay window to the front enjoying distant sea views extending to Douglas Head. Original cornice and picture rail. Contemporary styled, wall mounted electric fire.



Kitchen/ Dining/ Family Room

A well designed space which is naturally separated into two distinct areas offering ample storage space and room for a table and chairs along with a sofa or easy chairs.



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**Kitchen** 2.62m (8'7") x 2.72m (8'11")

Fitted with an excellent range of modern shaker style wall, base and drawer units together with a deep pan drawer. Integrated appliances include a dishwasher and electric fan oven with an inset ceramic hob, glass splash back and brushed steel extractor. Wood block effect work surfaces incorporate a slate coloured 1 1/4 bowl sink with a lever mixer tap. Two double glazed uPVC windows. 'Worcester' gas fired combi boiler. Heat detector and carbon monoxide monitor. Clear opening to the dining area and rear hall.



**Dining/ Family Room** 3.43m (11'3") max x 3.63m (11'11")

Having a large uPVC window to the rear. Fitted with additional illuminated glazed display units and base units to match the kitchen. The integral fridge and freezer are conveniently located between the two areas. Wine racking. Wall mounted electric fire.



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## Rear Hall

Having a door with a glazed panel above, leading to the rear yard and garden. Door to the utility room. Built in store cupboard with fitted shelving and an obscure glazed uPVC window.



### Utility Room 1.80m (5'11") x 1.68m (5'6")

Fitted base unit with a laminate work surface incorporating a stainless steel sink with a mixer tap. Chrome ladder style radiator/ towel warmer. Obscure glazed uPVC window. Fluorescent light. Double power point. Door to the cloakroom WC.



### Cloakroom WC

Fitted with a white WC and hand basin with a mixer tap. 'Envirovent' extractor.

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## FIRST FLOOR

### Landing

Access via a pull down ladder to a large attic room with excellent conversion potential - subject to planning permission/ building regs. Smoke detector and power point.

### Bedroom 3 2.72m (8'11") x 2.59m (8'6")

A double room with a uPVC window to the front. Two double power points.



**Bedroom 1** 3.45m (11'4") max x 4.67m (15'4") into bay

A superb double room with a large uPVC bay window providing distant sea views extending across Hutchinson Square Gardens toward Douglas Head. Ample space for a 'Super King' size bed and free standing furniture. Two double power points. Picture rail.



Bedroom 1 View



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### Bedroom 2 3.43m (11'3") x 3.61m (11'10")

A further generously proportioned double room located to the rear of the property with a large uPVC window. Picture rail. Three double power points.



### WC

Adjacent to the bathroom and fitted with a white WC. Obscure glazed uPVC window. Easy care vinyl floor covering to match the bathroom.



**Bathroom** max 1.78m (5'10") x 2.62m (8'7")

Primarily tiled in a warm neutral tone to complement the flooring. Fitted with a white three piece suite comprising traditional pedestal basin and cast iron bath together with a cubicle housing a fully plumbed shower. Large chrome ladder style towel warmer/ radiator. Obscure glazed uPVC window. Two flush mounted lights. Extractor.



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## OUTSIDE

### Front

The front garden is walled with a gate and steps up to the main entrance. A raised, gravelled patio provides partial sea views.

### Rear Yard & Garden

A small concreted area with a cold water point and access to a garden store. A pathway and steps lead up to a split lawn with walled boundaries and a gate to the rear service lane.



## Rear Garden



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**Services** All mains services are installed. Gas fired central heating & uPVC double glazing.

**Inclusions** Fitted carpets and floor coverings.

**Tenure** Freehold

**Rateable Value** For further information please contact the rates department on 685661.

**Viewings** Strictly by appointment with Quayles Online Estate Agency.

**NOTES:**

## FLOOR PLANS

GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Issue with this topic: 11/01/11



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