



**£249,500**

## 6 Osborne Grove, Douglas, IM1 3LE

Spacious 6 Bed Mid Terrace Town House in a Highly Convenient Central Location.  
Within a Conservation Area and a Short Walk to the Main Bus Route.  
Chemist, Takeaways, Co op, Robinson's, Convenience Store, Pub & Church Close By.  
Walking Distance to Town Centre, Financial Sector & The Promenade.  
Partly Modernised with Main & Kitchen Roof Being Replaced by Current Owner.  
2 Spacious Reception Rooms. Kitchen & Utility (In Need of Repair/ Replacement).  
1st Floor: 2 Double Bedrooms, Recently Fitted Bathroom (2021) & Separate WC.  
2nd Floor: 2 Double Bedrooms & 1 Large Single Bedroom.  
3rd Floor: Generous Double Bedroom & Spacious Bathroom Re Fitted 2021.  
Oil Fired Central Heating to Ground, First & Second Floors.  
Original Timber Framed Windows to Front - uPVC to the Rear.  
Small Walled Frontage and Secure Rear Yard with Steps up to Service Lane.

**\* VIEWINGS STRICTLY BY APPOINTMENT WITH QUAYLES - TENANTED UNTIL MAY 2022 \***

## DIRECTIONS

Travelling out of Douglas up Prospect Hill, continue through the traffic lights onto Bucks Road. At the Rosemount traffic lights, turn right onto Windsor Road taking the second right hand turning into Osborne Grove. Number 6 will be found a short distance along on the right hand side.

## ACCOMMODATION

A wooden entrance door with a leaded, glazed insert leads into the porch with original cornice, fire alarm system and electric meter. Wood effect floor covering continues into the entrance hall via a glazed inner door. The entrance hall also retains the original cornice. Stairs lead up to the upper floors with a built in cupboard beneath. PIR lighting and heat sensor.



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**Lounge** 5.18m (17'0") max x 3.86m (12'8")

A truly spacious room retaining character with the original timber framed bay window with wooden panelling, cornice and picture rail. Open grate fireplace with a tiled background and hearth together with a wooden surround. Stripped and sealed floor boards. Heat sensor.



**Dining Room** 3.99m (13'1") x 2.87m (9'5")

A spacious room with a large double glazed window to the rear. Heat sensor.

**Kitchen** max 5.03m (16'6") x 2.69m (8'10")

Having fully tiled walls and a close boarded ceiling with inset down lights. Fitted with a range of oak fronted wall, drawer line base and glazed display units. Wood effect work surfaces with an inset stainless steel sink. Space for a range style cooker. Two uPVC double glazed windows provide plenty of natural light. Heat sensor. Clear opening to the utility room.



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### Utility Room 3.68m (12'1") x 2.67m (8'9")

Fully tiled walls and a close boarded ceiling. Open fronted base units and work surfaces with space beneath for a washing machine, tumble dryer and fridge. 'Worcester' oil fired boiler providing hot water and heating to the ground, first and second floors. Recessed ceiling lights. Two timber framed windows and a part glazed wooden door to the rear yard.



## FIRST FLOOR

### Rear Landing

Stairs continue to the main landing.



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## Bathroom 1

Primarily tiled and fitted with a contemporary white suite of 'P' shaped bath with a glazed screen and mixer shower attachment. Push button flush WC and vanity unit with a top mounted basin and lever mixer tap. Wall mounted mirror. Recessed LED downlights. Chrome ladder style towel warmer. Wall mounted mirror. Double glazed uPVC window. Pale wood effect floor covering.



## WC

Fitted with a white WC.

## MAIN LANDING

Original cornice, heat sensor and PIR light. Stairs with a uPVC window to at the half landing continue to the second floor.

### Bedroom 2 4.04m (13'3") max x 3.05m (10'0")

An 'L' shaped double room with a uPVC window to the rear. Built in wardrobe to one corner. Original wash basin on a chrome stand. Heat sensor.



### Bedroom 1 5.00m (16'5") max x 3.94m (12'11")

A superb double room which spans the width of the property. Currently utilised as a lounge. Twin timber framed windows to the front. Fitted with a range of bedroom furniture with space between for a double bed. Vanity unit with an inset basin. Wood effect floor covering. Heat sensor.

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## SECOND FLOOR

### Landing

Stairs with a uPVC window to the half landing, lead to the third floor. Heat sensor. PIR lighting.

### Bedroom 4 max 3.94m (12'11") x 3.25m (10'8")

A good size double room having a large uPVC window to the rear. Heat sensor.

### Bedroom 3 4.04m (13'3") x 3.30m (10'10") max

A further double room located to the front of the property with an original timber framed sash window. Heat sensor.

### Bedroom 5 4.04m (13'3") x 1.93m (6'4")

A large single/ small double room with a timber framed sash window to the front. Basin on stand. Heat sensor.

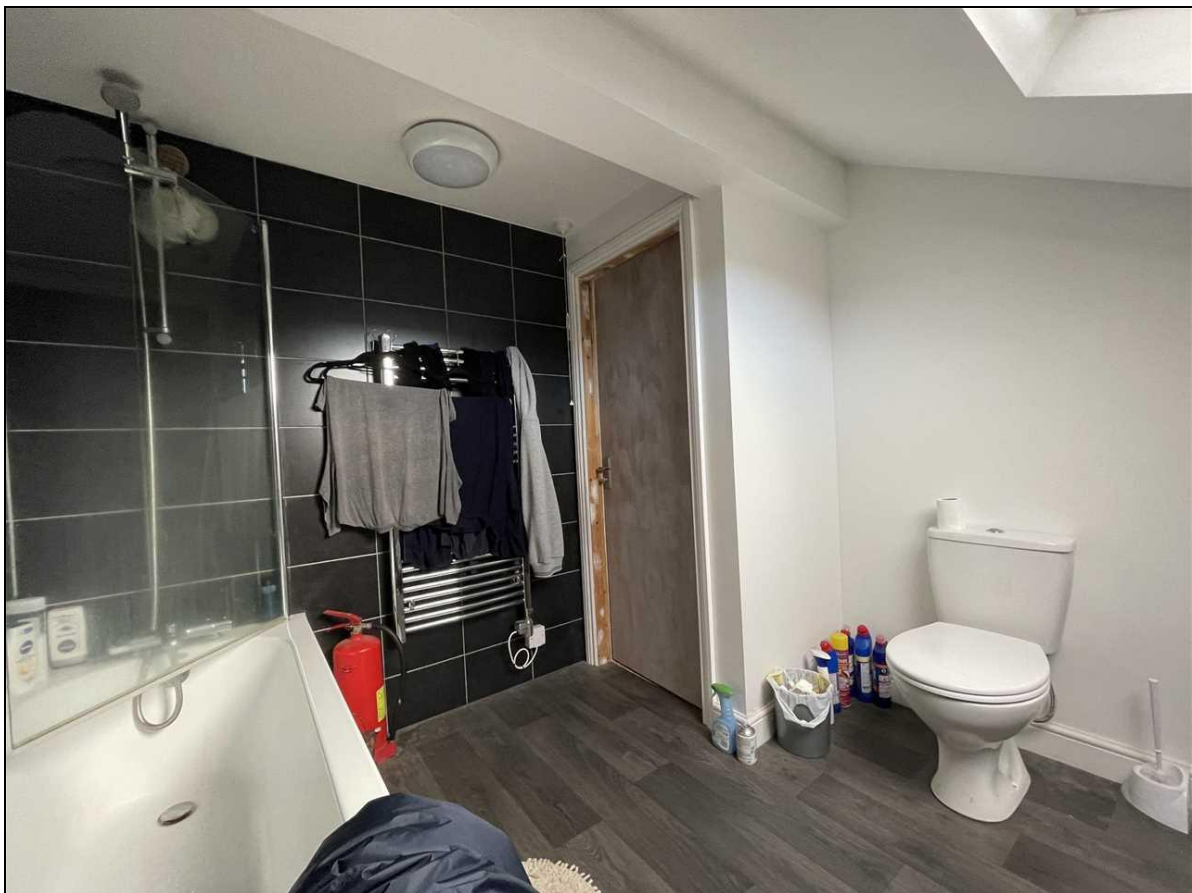
## THIRD FLOOR

### Landing

Built in cupboard. Power points.

### Bathroom 2 3.25m (10'8") max x 2.59m (8'6")

A large room with a sloping ceiling to the rear with low level eaves spaces beneath and a double glazed 'Velux' window offering a view of Trinity Church Spire across the roof tops. Recently modernised and fitted with a panelled bath with a glazed screen and mixer shower attachment, pedestal basin and a push button flush WC. Slate effect tiling to two walls. Modern ceiling light and wood effect floor covering in ashy tones. Chrome ladder style towel warmer.



### Bedroom 6 4.90m (16'1") x 3.63m (11'11")

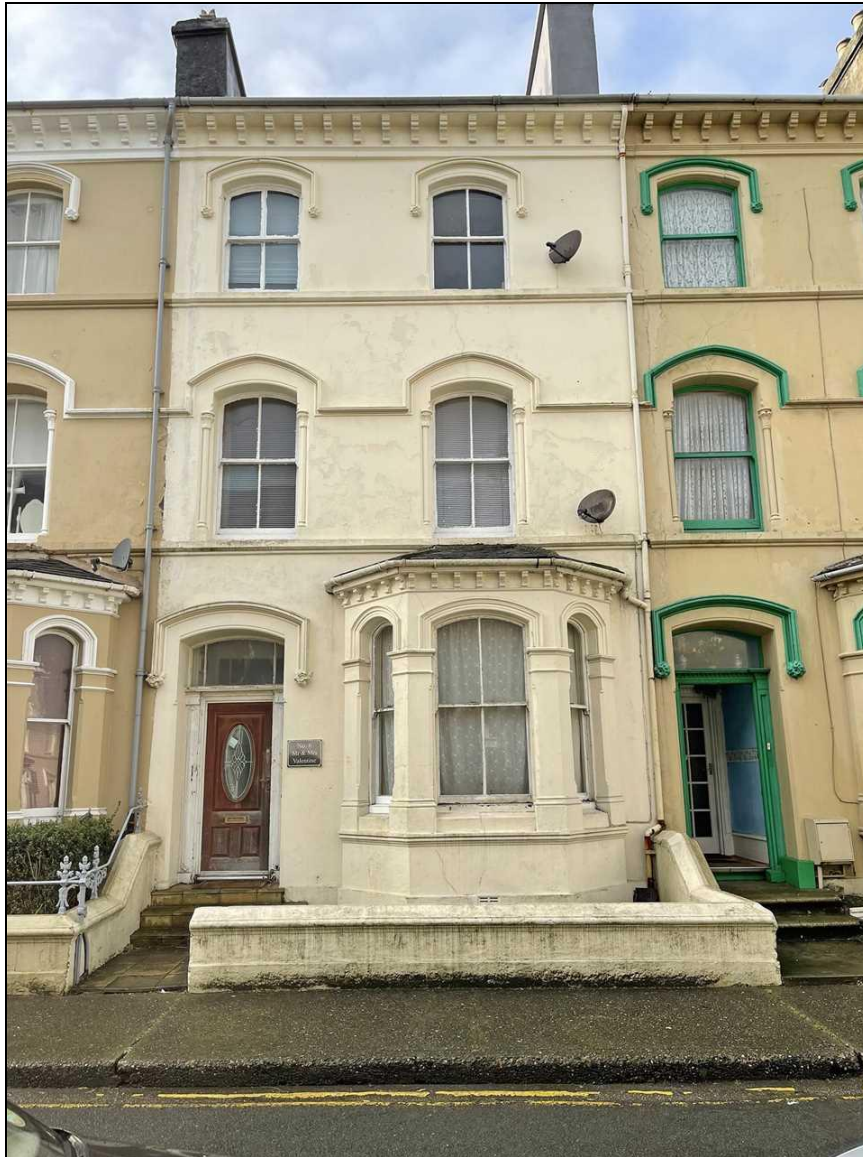
A refurbished room with a sloping ceiling to the front and two double glazed 'Velux' windows with fitted blinds enjoying a sea peep and distant views of Onchan Head. Currently utilised as a lounge. Recessed downlights. NB no radiator to this room.

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## OUTSIDE

### Front

Easy care frontage with walled surround and steps up to the front door.



## Rear Yard

An enclosed space with a cold water point and oil storage tank. Steps and gate to the rear service lane.



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**Services** Mains electricity, water and drainage. Oil fired central heating to ground, first and second floor.

**Inclusions**

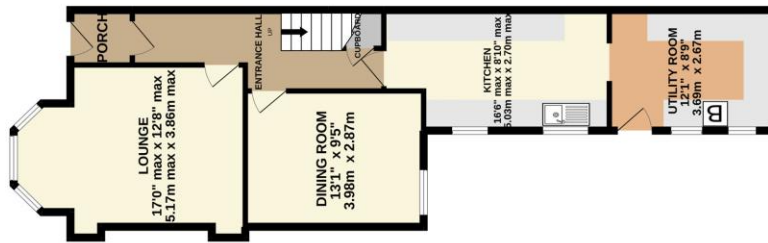
**Tenure** Freehold

**Rateable Value** For further information please contact the rates department on (01624) 685661.

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

# FLOORPLAN

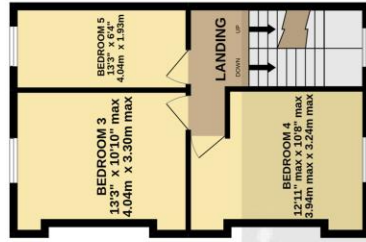
GROUND FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



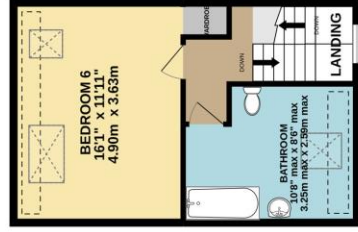
1ST FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



2ND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



3RD FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 2022 sq.ft. (187.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The seller makes no representation or warranty that the measurements have been tested and no guarantee as to their operability or efficacy can be given.  
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