



£550,000

16 Castlemona Avenue, Douglas, IM2 4EH

A Traditional Terraced Property Conveniently Located a Stones Throw from Douglas Promenade.
Operating as a HMO with Smart 4 Bed Owners Residence Along with 12 Letting Rooms Over 3 Floors.

Easy Walking Distance to All Amenities, Sea Terminal, Finance Sector & Town Centre.

OWNERS ACCOM - Ground Floor - Private Hall, Open Plan Lounge & Dining Room, WC & 2 Interlinking Rooms.

Lower Ground Floor - Central Hall, Modern Breakfast Kitchen, Utility Room & Private Yard.

3 Spacious Double Bedrooms & Stylish Family Bathroom. All in Excellent Decorative Order.

1st Floor - Open Plan Kitchen & Dining Room, Drying Room, 2 Double/ 1 Single Beds & Shower Room.

2nd Floor - Waiting room, 2 Double/ 3 Single Beds & Shower Room.

3rd Floor - 3 Double Beds (2 Large) & 1 Single Room with Communal Shower Room.

'Bio Mass' External Boiler Serving the Hot Water & Central Heating with uPVC Double Glazed Windows.

*** A FANTASTIC OPPORTUNITY IN A HIGHLY CONVENIENT LOCATION - VIEWINGS STRICTLY BY APPOINTMENT ***

DIRECTIONS

From the Sea Terminal travel along Douglas Promenade, passing the Gaiety Theatre and the Villa Marina. Continue straight across the 'roundel' at the bottom of Broadway and then take the first left into Castlemona Avenue where the property will be found a short distance along on the right, just after the car show room.



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ACCOMMODATION

GROUND FLOOR

Steps up with decorative railings to an original part glazed entrance door.



Communal Entrance

Vestibule with a coved ceiling and boarding to dado height. Tiled floor. A glazed inner door with matching side panels leads into the smart reception hall with coving and wall panelling to match the vestibule. PIR lighting. Heat detector. Stairs with a window to the half landing, lead to the upper floors. Wood effect floor covering. Power points. Fire alarm panel. Enclosed entrance area and inner door to the owners flat.



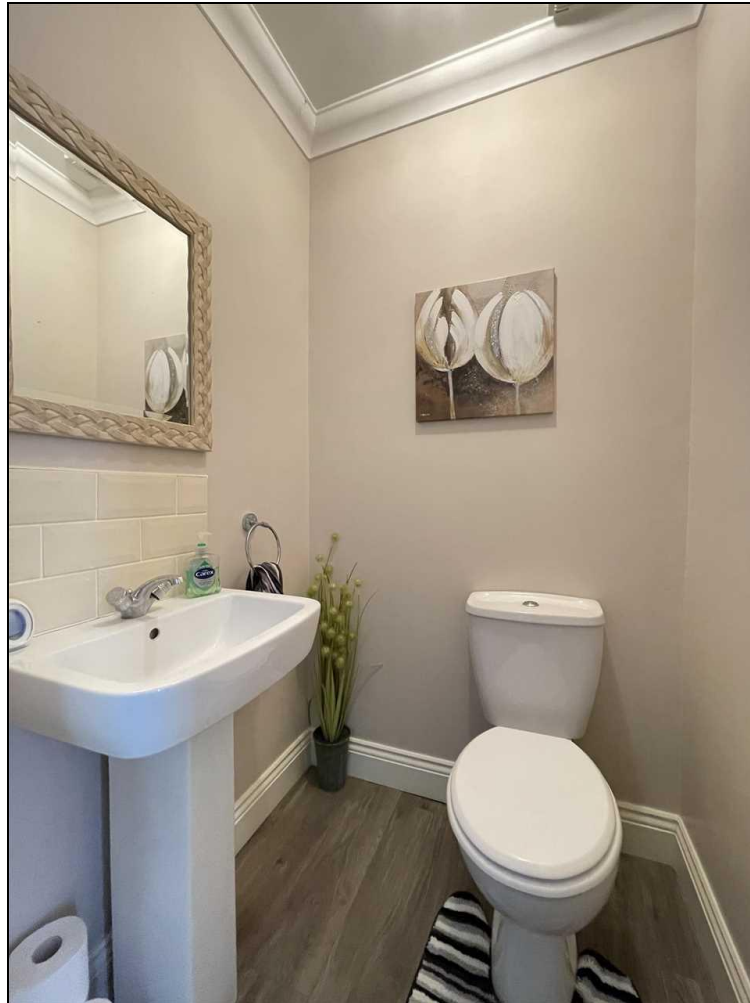
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OWNERS RESIDENCE See Floor Plans for Approx Dimensions

A private hallway with two uPVC windows and a staircase leading down to the hall on the lower ground floor. Coved ceiling, recessed LED downlights, heat detector and power points. Doors to the Cloakroom WC, bedroom suite 1 and lounge/ dining room.

Cloakroom WC

Fitted with a modern white suite of pedestal basin and push button flush WC. Coved ceiling. 'Addvent' extractor and wood effect floor covering.



Lounge/ Dining Room

A fabulous, dual aspect room with a dining area to the rear and lounge to the front. Cornice, ceiling roses and heat detectors to both areas.



Lounge

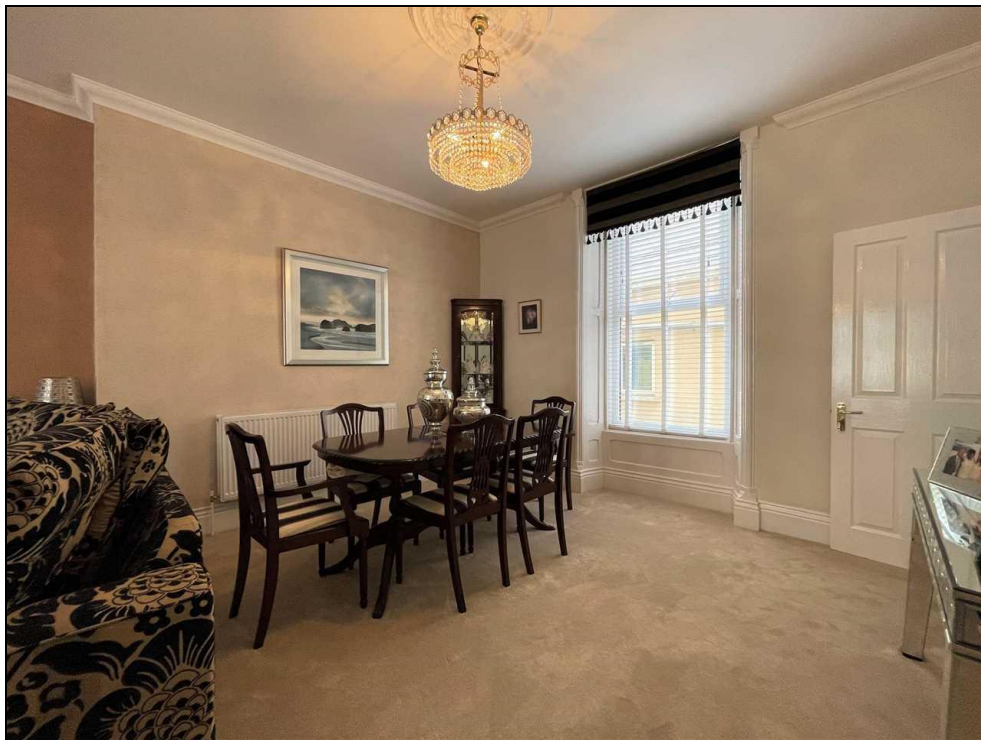
Having a deep uPVC bay window to the front with a panelled surround. Polished granite effect, Victorian style fireplace with an arched inset and discreet electric fire. TV, satellite and multiple power points. Centre light on dimmer controls.



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Dining Area

Ample space for a large dining suite. Having a uPVC window to the rear.



Bedroom Suite 1

Two interlinking rooms which are currently utilised as a dressing room leading into a double bedroom.

Dressing Room

Having a large uPVC window with fitted blinds. Ample space for a range of wardrobes. Clear opening to bedroom.

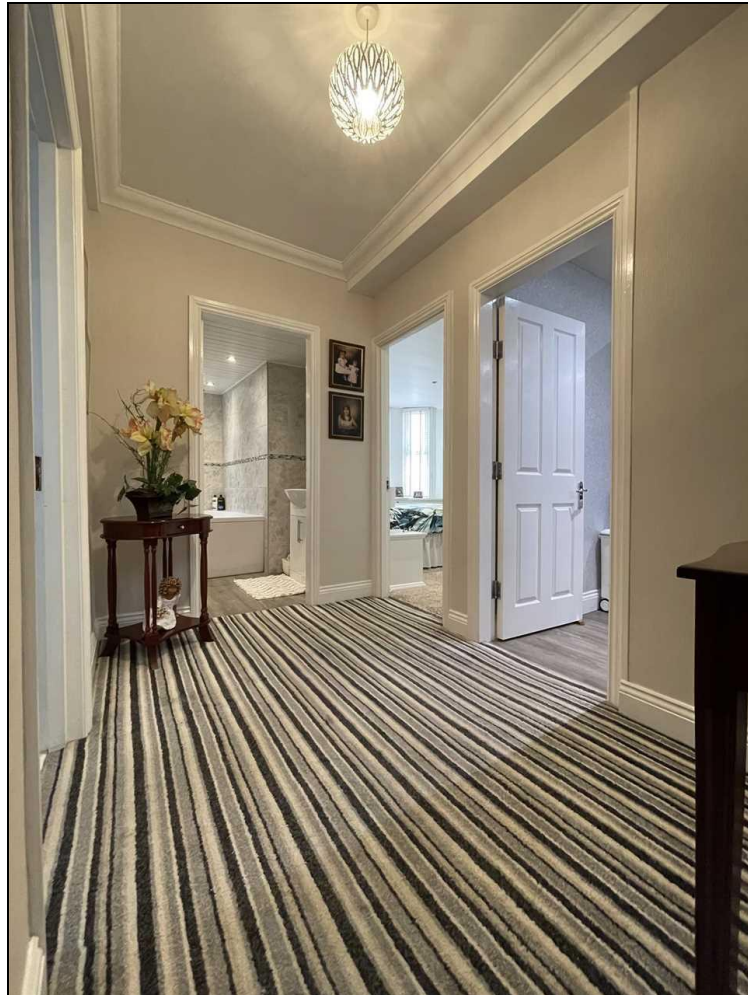
Bedroom 1

A superb double room having a large uPVC bay window to the front elevation. Recessed LED downlights. Shelving to either side of the chimney breast. Wall mounting for a TV. Oak flooring. Smoke detector.

LOWER GROUND FLOOR

Inner Hall

Coved ceiling. Heat detector. Power points.



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Bedroom 4

An 'L' shaped double room with a partially obscured uPVC window to the rear. Coved ceiling. Recessed downlights on a dimmer control switch.

Bedroom 3

A superb double room with a deep uPVC bay window to the front. Ample space for a 'Super King' size bed and freestanding wardrobes. Coved ceiling with inset LED downlights on dimmer controls.



Bathroom

Tastefully tiled in neutral tones with a mosaic relief pattern. Fitted with a white suite of 'P' shaped bath with a glazed screen and dual headed shower. Vanity unit with a top mounted basin, mixer tap and glazed shelf above together with an illuminated mirror. Heated ladder style towel rail. Obscure glazed uPVC window. Wood effect floor covering. Easy care ceiling with recessed LED downlights.



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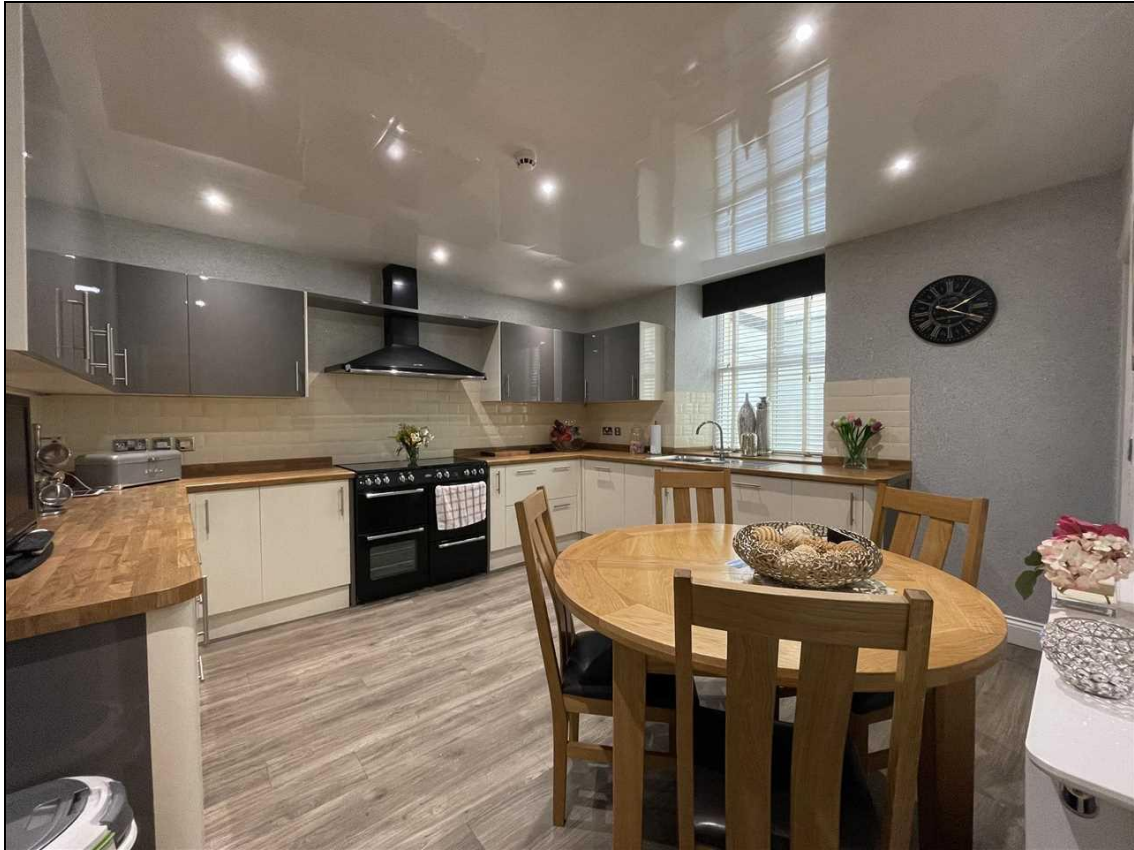
Bedroom 2

A further spacious double room with space for a 'Super King' size bed. Having a uPVC bay window to the front. Coved ceiling with inset LED downlights on a dimmer control. Heat detector. TV and satellite points.



Breakfast Kitchen

A superb room fitted with an excellent range of glossy wall, base and drawer units in contrasting cream and grey, together with deep pan drawers, integral spice drawers and a pull out corner unit. Integrated dishwasher. 'Belling' full width range style gas cooker with two ovens, grill and warming drawer in addition to six regular, and one wok burner (served by bulk storage bottles). 'Rangemaster' extractor. Wood effect work surfaces incorporate a 1 1/4 bowl stainless steel sink with a mixer tap. Space for a breakfast table and chairs. Background tiling. Rear uPVC window with fitted blinds. Easy care ceiling with inset LED's and a heat detector. Wood effect floor covering. Telephone point. Door to the utility room.



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Utility Room

An 'L' shaped room with wall and floor units and work surfaces to match the kitchen. Space for an 'American' style fridge freezer. Plumbing for a washing machine and space for a tumble dryer. Easy care ceiling. Deep set uPVC window. Shelved understairs cupboard and a useful pull out larder unit. A half glazed uPVC door leads out to the yard.



Rear Yard

An enclosed space providing a place to sit out or dry washing. Concealed outdoor 'Biomass' boiler fired by wood pellets. External electric meter. Cold water point. Pedestrian access rights through the neighbours passage way for bins etc.



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Residents Areas

There are several communal areas on the upper floors along with 13-14 letting rooms. Only brief details were available at the time of producing marketing materials.

FIRST FLOOR

Having a uPVC window to the half landing, providing natural light.

Room 2 - Kitchen/ Dining Room

The dining area is located to the front of the property with a large uPVC window and a wall mounting for a TV. Ample space for a large table and chairs. Clear opening to the kitchen which has been fitted with modern wall and base units together with work surfaces and upstands incorporating two stainless steel sinks. Two electric ovens. Fridge freezer and additional under counter freezer. Two washing machines. Laminate floor covering.

Rooms 3, 4, 5 & 7

3 - currently utilised as a drying room. A small double room with a hand basin.

4 & 5 - single rooms.

7 - double bedroom

Room 6 - Shower Room

Fitted with a white suite comprising basin and WC together with a fully plumbed shower. Obscure glazed uPVC window. Easy care ceiling with LED downlights. Extractor and shaver point. Laminate floor covering.

SECOND FLOOR

A further uPVC window to the landing.

Rooms 8, 9, 10, 11, 12 & 14

8, 11 & 12 - single rooms.

9 & 14 - double rooms.

10 – waiting room.

Room 12A - Shower Room

THIRD FLOOR

Again having a uPVC window to the half landing.

Rooms 15, 16, 18 & 19

15 - double room.

16 - single room.

18 & 19 - large double rooms.

Room 17 - Shower Room



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Services Mains water, electricity and drainage. Gas bottles serve the cooker. 'Bio Mass' boiler for central heating and hot water.

Inclusions Fitted carpets, floor coverings and blinds.

Tenure Freehold

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

Viewings Strictly by appointment with Quayles Online Estate Agency.

NOTES:

FLOOR PLANS - OWNERS FLAT



TOTAL FLOOR AREA: 1828 sq. ft. (169.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of dimensions and areas are approximate and should not be relied upon for any legal or financial purpose. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or condition can be given.

MEASUREMENTS TAKEN WITH METROPLAN 6.0.0.0.0

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