

£245,000

43 Castlemona Avenue, Douglas, IM2 4EB

Spacious 6 Bed, Mid Terrace Town House Located just off Douglas Promenade. Currently Operating on a 'House Share' Basis. Would Make an Ideal Family Home. Walking Distance to Douglas Town Centre & All Amenities.
Entrance Hall, 26ft 9 Lounge Diner, Breakfast Room & Kitchen.
1st Floor - Utility Room, Bathroom & 3 Bedrooms (2 Doubles). Separate Shower.
2nd Floor - Principal Bedroom Suite with Lounge Area.
2 Further Double Bedrooms & Separate WC.
Fire Alarm System, PIR Lighting, Gas Central Heating & uPVC Double Glazing.
Sloped Rear Garden - Requiring Further Clearance.



*** HIGHLY CONVENIENT LOCATION - VIEWINGS RECOMMENDED ***

DIRECTIONS

From Douglas Sea Terminal travel north along the promenade. Continue across the first roundel, past the Gaiety Theatre and Villa Marine then over the second rondel. Take the first left turn thereafter and continue along Castlemona Avenue where the property will be found approx half way along on the left hand side.



Register on our Mailing List for ...

ACCOMMODATION

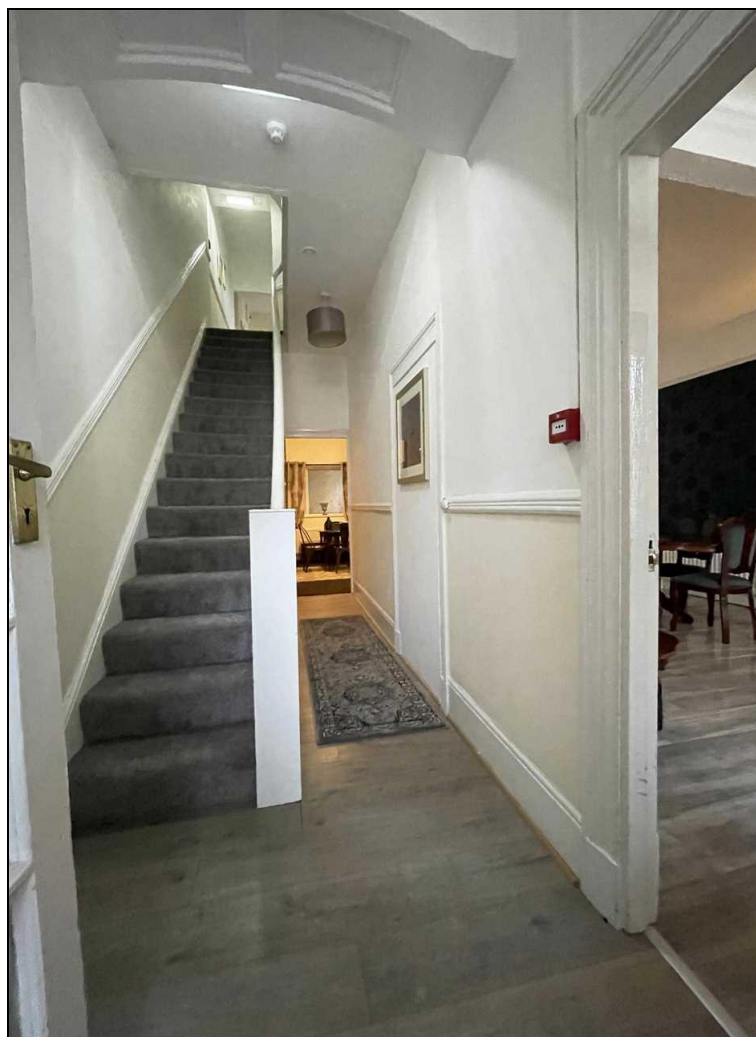
Concrete steps lead up to the wooden entrance door with glazed inserts and top light.

Porch

Original cornice and ceiling rose. Cupboard housing the gas and electricity meters. Consumer unit. Fire alarm control panel. Inset matting. Obscure glazed inner door to the entrance hall.

Entrance Hall

Stairs with a deep cupboard beneath, lead to the upper floors. Cornice and dado rail. Power point. Wood effect floor covering. Modern oak effect doors with glazed inserts lead into the lounge/ dining room and breakfast room.



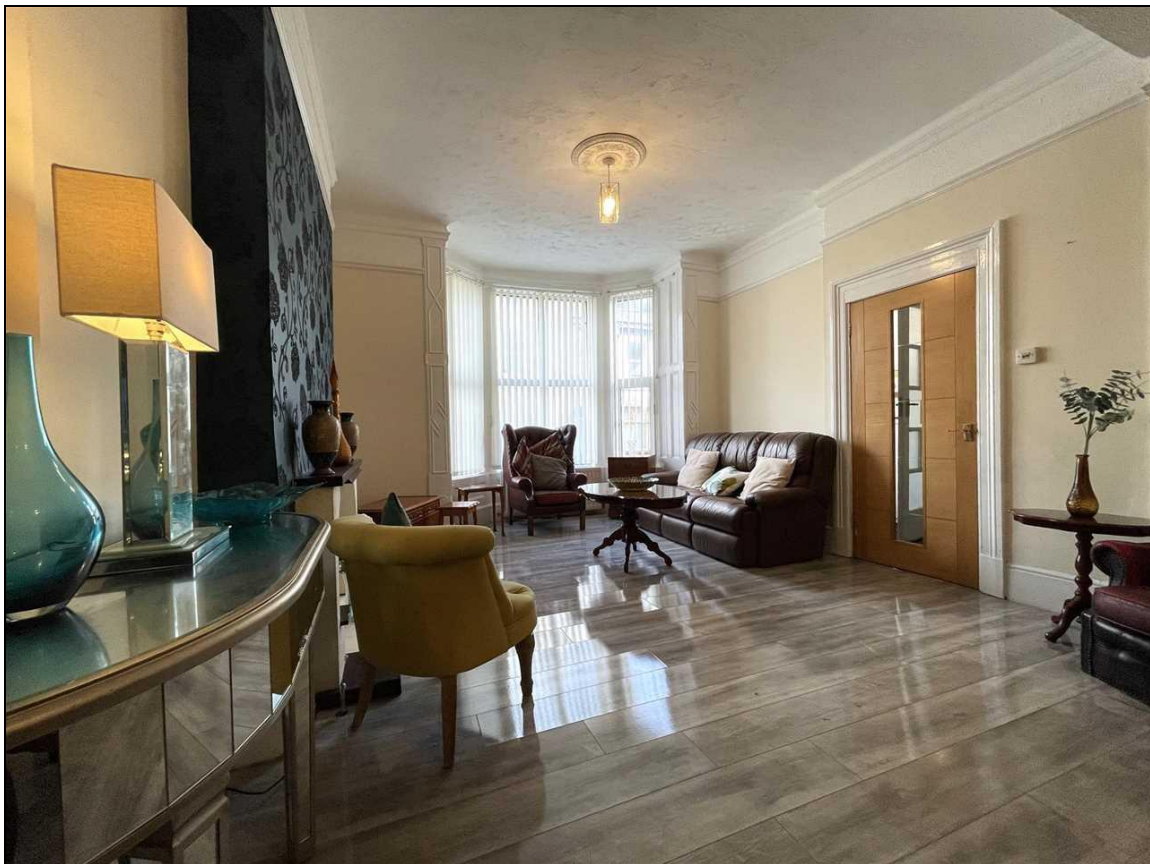
Lounge/ Dining Room 8.13m (26'8") into bay x 4.09m (13'5") max

A double depth room with a large uPVC room to the front retaining a decorative panelled surround. Fitted blinds. Decorative fireplace. Hi Gloss, wood effect floor covering. Coved ceiling with centre rose. Picture rail. Phone/ Internet point. Open hatch to the kitchen from the dining area.



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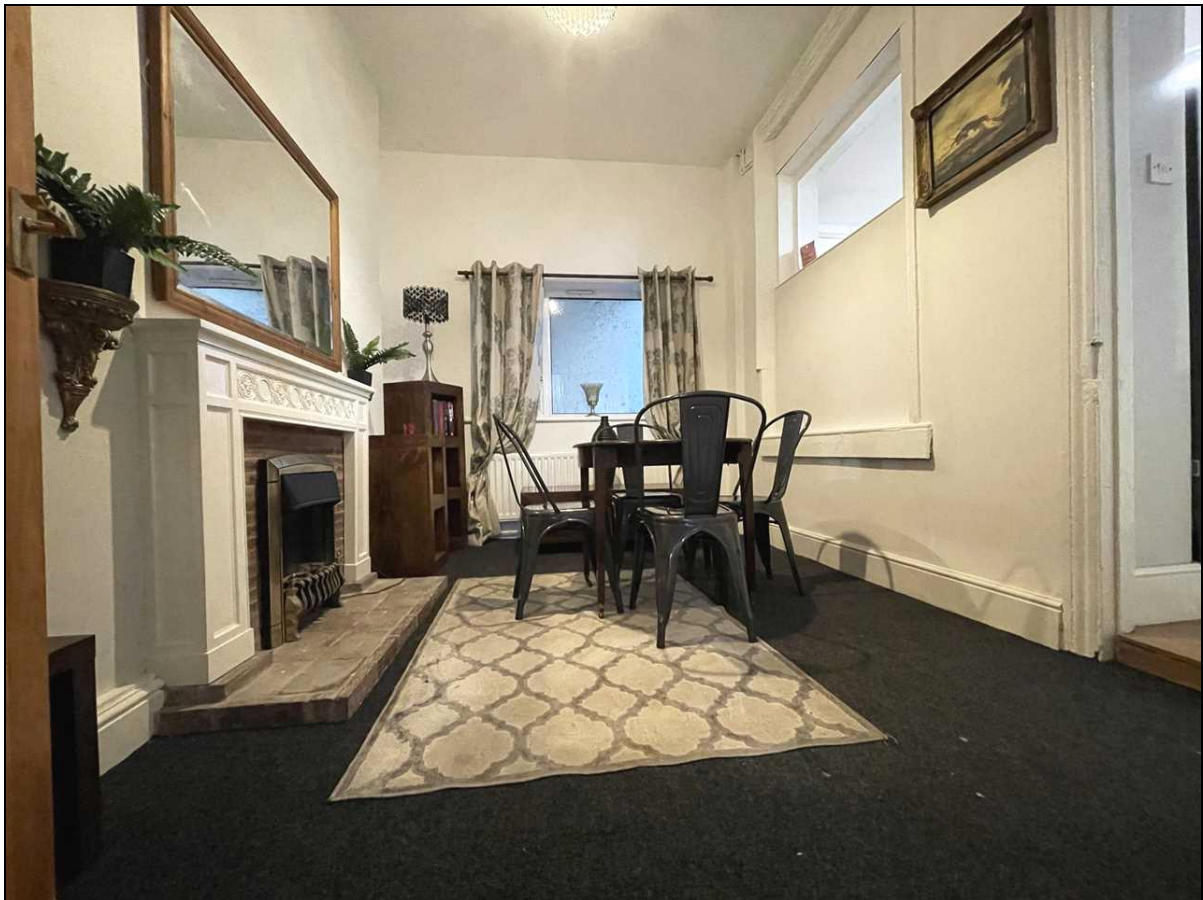
Lounge/ Dining Room pic 3



Sales and Rental Properties across the Island

Breakfast Room max 3.89m (12'9") x 2.62m (8'7")

Having a uPVC window to the rear, providing an element of natural light and ventilation. Feature fireplace with an inset electric fire. Heat detector. Doorway to the kitchen.



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Kitchen 3.51m (11'6") x 2.57m (8'5")

Fitted with a range of wall and drawer line base units together with wood block effect laminate work surfaces incorporating a stainless steel sink and drainer. Space for a fridge freezer and electric cooker. Stainless steel canopy filter hood. Tiled splashbacks. Wood effect floor covering. High level internal window to the breakfast room. Door to the side walkway.



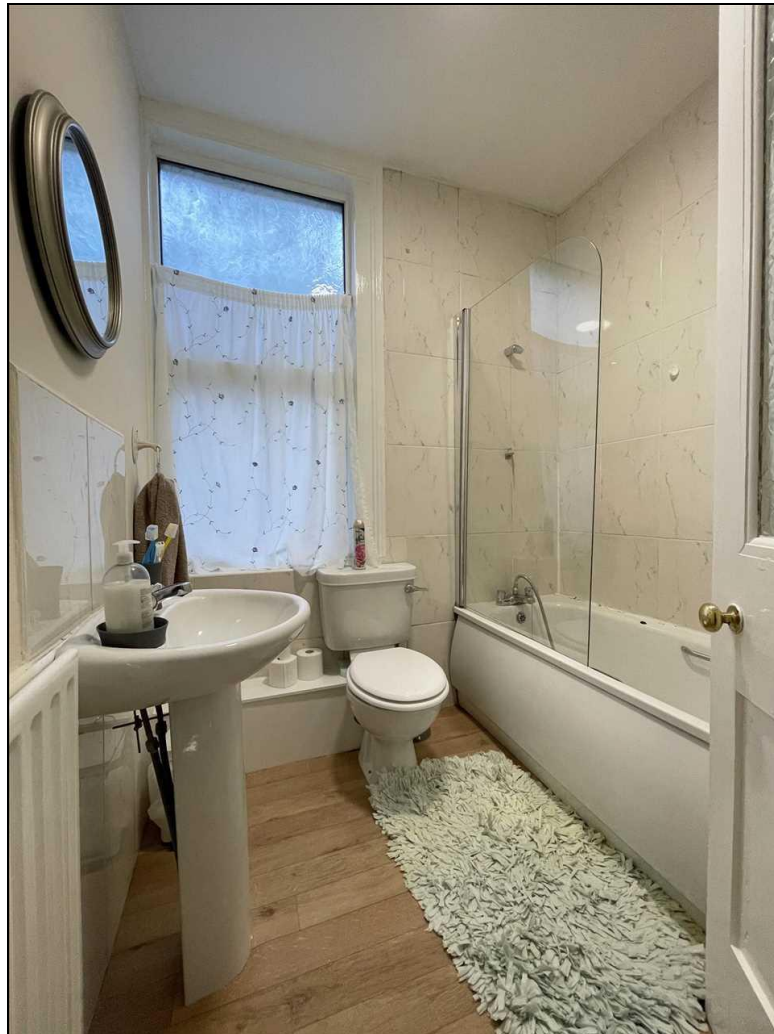
FIRST FLOOR

Landing

Having a built in cupboard and additional store room (former WC with uPVC window). PIR lighting and heat detector. Dado rail. Power point. Stairs continue to the second floor.

Bathroom 2.01m (6'7") x 2.03m (6'8")

Fitted with a white suite of WC, pedestal basin and panelled bath with a tiled surround, mixer shower and screen. Obscure glazed uPVC window. Wood effect floor covering.



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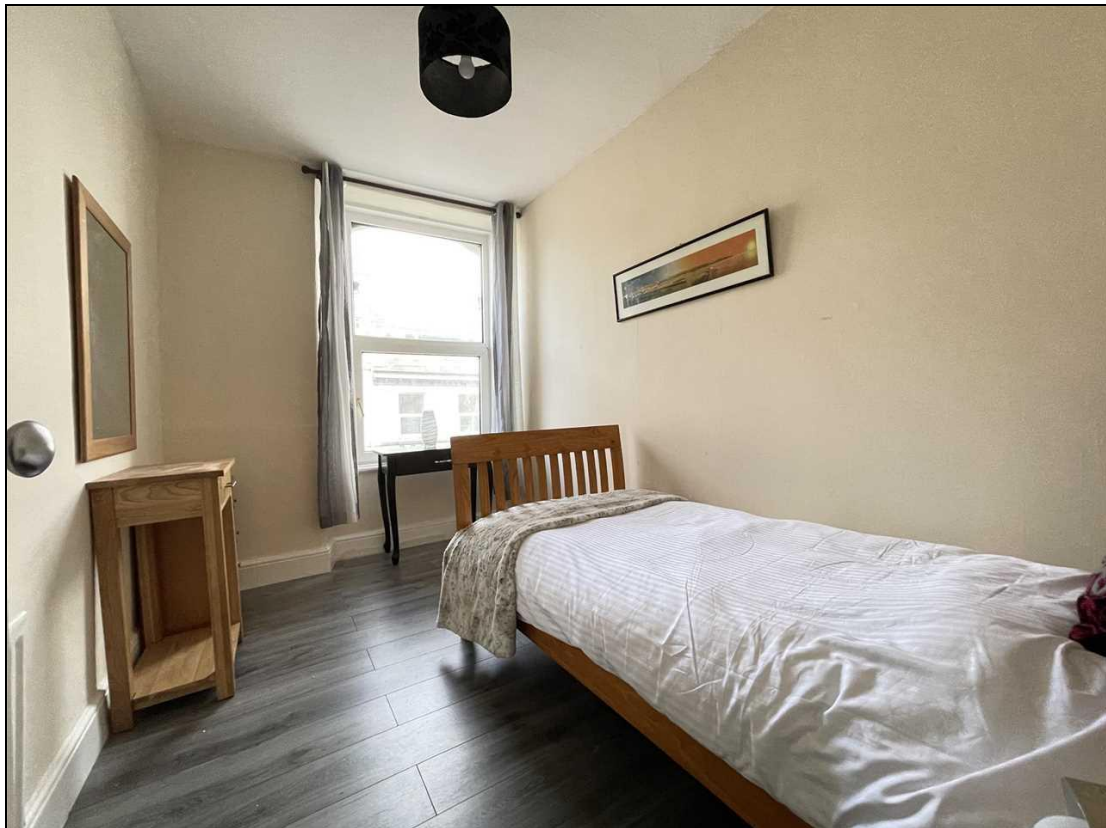
Utility Room 2.92m (9'7") x 2.18m (7'2")

Fitted with a range of modern units with laminate work surfaces incorporating a stainless steel sink with a mixer tap. Plumbed for a washing machine. 'Worcester' wall mounted, gas fired combi boiler. Laminate floor covering and uPVC window to the rear. Heat detector.



Bedroom 6 2.26m (7'5") x 3.66m (12'0") max

A generous single room with a uPVC window to the front elevation. Laminate floor covering. Smoke detector.



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Bedroom 2 3.43m (11'3") x 3.35m (11'0")

A double room with dual uPVC double glazed windows to the front. Laminate floor covering. Fitted shelves.



Bedroom 5 3.58m (11'9") x 2.36m (7'9")

A small double/ large single room with a uPVC window to the rear.



Shower

A separate room with step in cubicle with a glass door and 'aqua boarded' walls, housing an electric shower. Built in seat. Vinyl floor covering.

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SECOND FLOOR

Landing

Heat detector and PIR lighting. A door at the end of the rear hall leads outside.

Bedroom 4 4.57m (15'0") x 2.18m (7'2")

A light and airy double room with two large uPVC windows. Smoke detector.

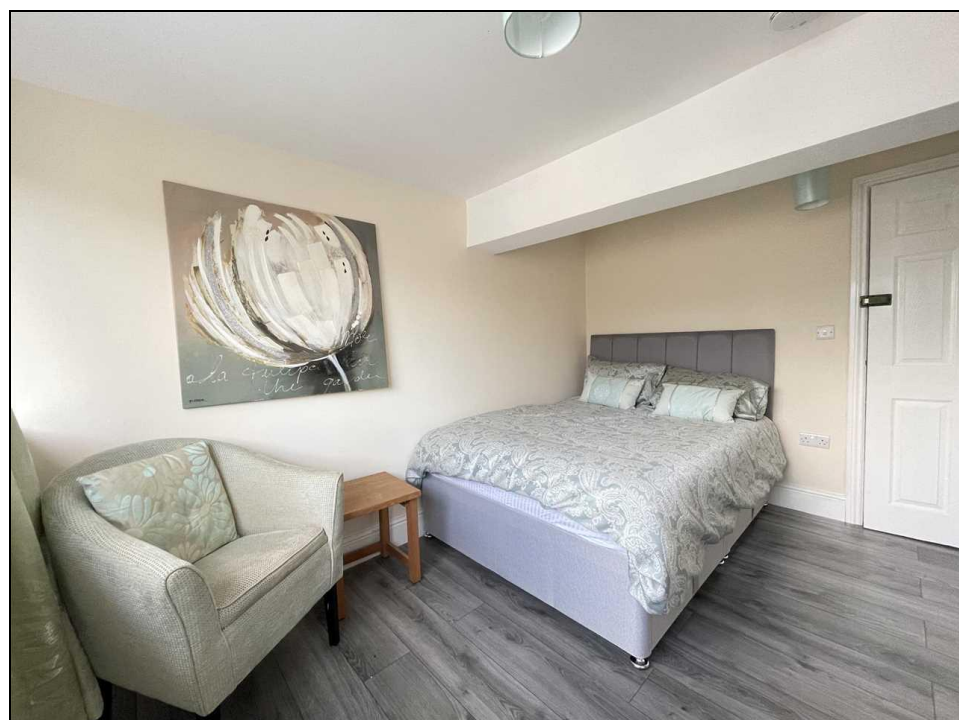
WC

Fitted with a modern white WC. Obscure glazed uPVC window.



Bedroom 3 3.35m (11'0") x 2.74m (9'0")

A double room with a large uPVC window to the front. Laminate floor covering.



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Principal Bedroom Suite 7.24m (23'9") x 3.05m (10'0") approx

A double depth room which is naturally separated into a lounge/ seating area with the bedroom to the rear. Having uPVC windows to both areas. Smoke detector.



Principal Bedroom (1)



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OUTSIDE

Pathway accessed via the kitchen has access rights to the road and up across the neighbouring property to the rear of 43.

Rear Garden

A sloping area which requires further clearing.

Services All mains services are installed. Gas fired central heating and uPVC double glazed windows.

Inclusions Fitted carpets, floor coverings and light fittings.

Tenure Freehold

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

Viewings Strictly by appointment with Quayles Online Estate Agency.

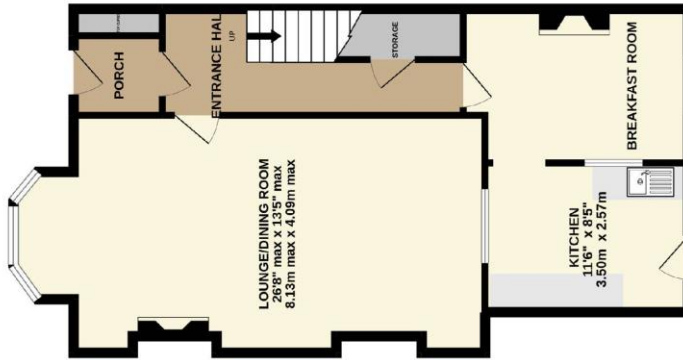
NOTES:



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FLOOR PLANS

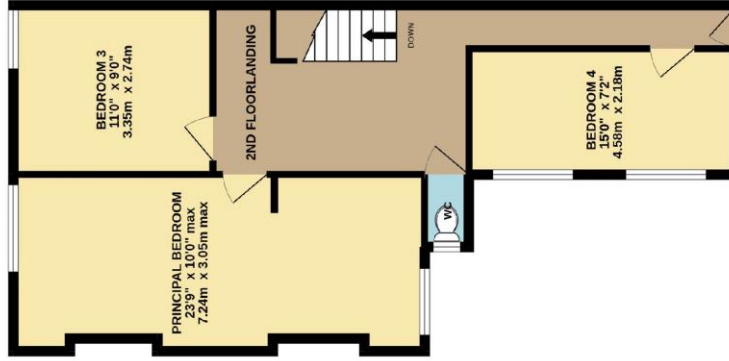
GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



2ND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1889 sq.ft. (175.5 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 services, systems and appliances shown have not been tested and no guarantee as to their condition or operation is given.
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