



carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA



13, SOMERSET ROAD DOUGLAS £250,000

- An attractive & spacious Mid Terraced house
- Situated in a delightful leafy suburb on the outskirts of Douglas
- Renovation / refurbishment required
- Ideal for those looking for a small project
- 3 Reception rooms
- 4 Large bedrooms
- Fitted Kitchen
- Bathroom & WC
- Front garden & walled rear yard
- Gas Central Heating

Key Features

4	
1	
2	

Full Description

NEW LISTING !! This sizable property that's situated in a sort after leafy suburb offers good accommodation throughout with 3 reception rooms, large kitchen, 4 spacious bedrooms, bathroom & separate toilet. Pleasant front lawned garden & private rear walled yard. Please note the property is in need of extensive renovation / refurbishment. Great property for those looking for a small project. Ideally located within walking distance to shops, primary / secondary schools & restaurants.

Full details & measurements are as follows -

Ground floor.

ENTRANCE PORCH

Original tiled flooring. Coved ceiling. Electric/fuse cupboard. Wide glazed inner door with leaded stained glass slips leading to

ENTRANCE HALLWAY

Light oak laminate flooring. Telephone connection. Multiple power points. Under stairs storage cupboard. Picture rail. Staircase to first floor.

LOUNGE/LIVING ROOM (16ft 2 - 13ft 4)

Well proportioned bright and airy room with bay window. Central fireplace with inset electric fire. Coved ceiling. Picture rail. TV and satellite connection. Glass paned double French doors leading to

DINING ROOM (14ft 3 - 13ft 4)

Central Manx stone fireplace with inset gas fire. Light oak laminate flooring. Coved ceiling. Picture rail. Multiple power sockets. Bay window overlooking rear garden.

BREAKFAST AREA (14ft 6 - 9ft 4)

Space for six seater dining suite. Coved ceiling. Wall mounted electric fire. Power sockets. Opening to

KITCHEN (15ft 9 - 9ft 6)

Spacious kitchen that is fitted with a good range of wooden fronted base, wall and drawer units. Generous work surfaces including breakfast bar which incorporates a 1.5 ceramic sink with mixer tap and drainer. Tiled splashbacks. Attractive tiled effect flooring, Appliances include slot in four ring gas cooker. Plumbing for washing machine and space for dishwasher. Ceiling downlighting. Coved ceiling. Wall mounted gas boiler. Access door to rear garden.

FIRST FLOOR

HALF LANDING

BEDROOM 2 (14ft 4 - 10ft 3)

Well proportioned room that has ample space for stand alone furnishings. Loft access. Timber flooring. Power sockets.

BATHROOM (9ft 11 - 6ft)

Fitted panelled bath with shower attachment and vanity sink unit with storage cupboards below. Tiled walls. Shaver socket. Light oak laminate flooring. Built in inner cupboards.

SEPERATE TOILET

Two piece suite comprising basin unit and toilet. Light oak laminate flooring. Natural light.

LANDING

Loft access. Power points.

BEDROOM 1 (15ft 5 - 10ft 11)

Delightful bay window area with decorative leaded stained window that provides picturesque distant countryside views. Timber flooring. Coved ceiling. Picture rail. TV Connection.

BEDROOM 3 (12ft 6 - 12ft)

Large double bedroom with ample space for stand alone furnishings. TV Connection. Multiple power sockets. Picture rail.

BEDROOM 4 (13ft - 10ft 2)

Period leaded stained window that provides pleasant hill and country side views. Picture rail. Power sockets. Radiator.

OUTSIDE

To the front of the property there is a lovely lawned and rockery garden with mature plants and shrub borders. Pathway and steps to front entrance.

To the rear of the property there is access to service lane.



Tenure	Freehold
Floor Area	
Viewings	All viewings must be accompanied by a representative of Carter Moon estate agency. To make an appointment please contact us on 01624 626123 or email info@cartermoon.com
Directions	Heading out of Douglas up Prospect Hill which leads onto Bucks Road & Woodbourne Road. Proceed past the Terraced shops and Woodburn Square where you take the 3rd turning on the left hand side onto Albany Street. At the yield sign (Junction) bear right onto Somerset Road and proceed on for a short distance where number 13 can be clearly identified by our For Sale board on the right hand side
Services	All main services connected. Gas Central heating.
Possession	Freehold. Vacant upon completion of sale.
Rates payable	For recent rates figures please contact the rates department on (01624) 685661 / 696347
Inclusions	Flooring.
Please note	The property is in need of renovation & full refurbishment. May not be suitable for first time buyers.

