

113 Woodbourne Road, Douglas, IM2 3AR

Asking Price £449,950



Beautifully presented town house situated on the outskirts of Douglas City Centre oozing delightful charm and character.

Modernised to a tasteful and high Standard (whilst maintaining many of it's original features)

Property Comprises:

Large 31 ft Lounge Diner with Stunning Feature Bay Window and open fireplaces

Modern fitted dining kitchen with polished granite worktops

Separate utility room & sun room / conservatory / boot room

4 double bedrooms (3 with lovely modern ensembles)

The property benefits from a parking bay at the rear parking

Front dwarf walled garden and rear enclosed courtyard

Double glazed throughout and oil fired central heating

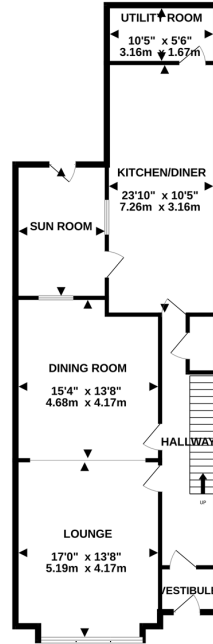
Viewings highly recommended on this stunning property

Directions: Travelling out of Douglas up Bucks Road and on to Woodbourne Road past the Terrace shops, continue along past the Masonic Hall where the property can be located on the left hand side just before York Road traffic light junction. This will be clearly identified by our for sale board.

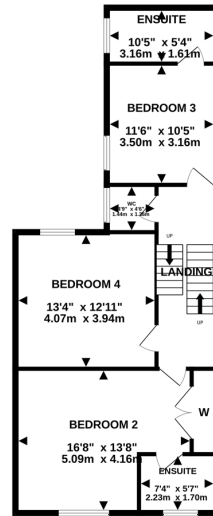
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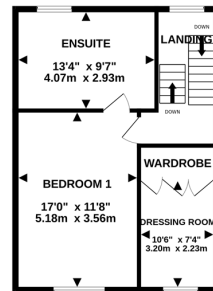
GROUND FLOOR
993 sq ft. (92.3 sq.m.) approx.



1ST FLOOR
727 sq ft. (67.5 sq.m.) approx.



2ND FLOOR
506 sq ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 2226 sq.ft. (206.8 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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