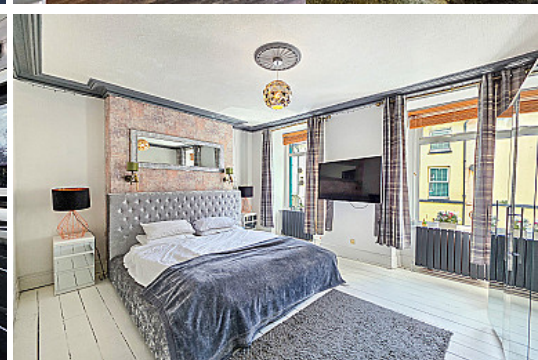
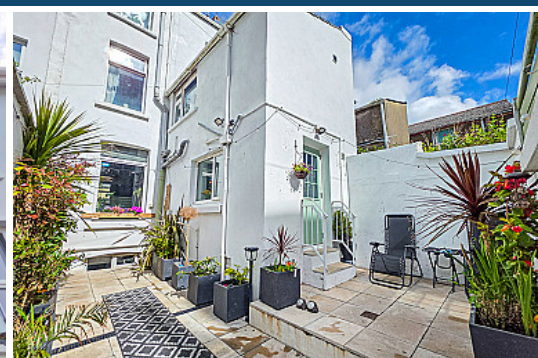




31 Princes Street, Douglas, IM1 1BB

Spacious mid-terrace 5 bedroom townhouse situated within walking distance of Douglas' town centre & local amenities. Offering generous accommodation over 5 floors, an attic room & a recently renovated basement. Outside features a low-maintenance rear patio garden.

£359,950

Property Overview

Property Type	Terraced
Receptions	3
Bedrooms	5
Bathrooms	1

Property Details

Property Type	Terraced	Cloakroom	1
Receptions	3	Heating	Gas Fired Central Heating
Bedrooms	5		
Bathrooms	1	Windows	uPVC Double Glazed
		Rear Garden	Patio Garden



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Property Description

Accommodation

Ground Floor

uPVC door with glazed panel above, providing access into:

Entrance Vestibule Porch (approx. 6'1 x 4'7)

Cupboard housing the RCD consumer unit. Dado rail. Centre ceiling rose. Timber framed door with a stained glass panel leads into:

Entrance Hallway (approx. 25'4 x 8'9)

Staircase providing access to the upper floors. Enclosed staircase leading down to the large basement areas. Dado rail. Original coved ceiling. Wood effect laminate flooring. Door into:

Lounge (approx. 12'9 x 11'9)

Feature fireplace with a log burner, slate hearth and attractive wooden mantel above. Large uPVC double glazed window to the front aspect. Dado rail. Original coved ceiling. Wood effect laminate flooring. Fitted bookshelves with a central opening, leading into:

Dining Room (approx. 12'7 x 10'1)

Ample space for a 6-8 seater dining table. Large uPVC double glazed window with a glazed panel above, providing access to the rear patio garden. Recessed shelved areas, with storage cupboards below, to either side of the chimney breast. Glazed sliding doors providing access into the entrance hallway. Two centre ceiling roses and ceiling lights. Dado rail. Original coved ceiling. Wood effect laminate flooring.

Kitchen (approx. 14'0 x 6'10)

Newly fitted with a range of base, wall and drawer units. Work surfaces incorporate a single bowl sink with a mixer tap over and drainer. Fitted Beko oven with a grill above. Induction hob with extractor hood above. Large uPVC double glazed window to the side aspect. uPVC door with glazed panels, providing access out to the rear garden. Ceiling downlighters. Wood effect laminate flooring.

Lower Ground Floor

Accessed via an enclosed staircase from the entrance hallway and split between two areas.

Utility Room (approx. 15'0 x 13'8)

Fitted with a range of base units. Work surfaces incorporate a stainless steel single bowl sink with a mixer tap over and drainer. Space and plumbing for a washing machine. Space for a tumble dryer. Houses the Vaillant gas fired central heating combination boiler. uPVC double glazed window to rear. Ceiling downlighters. Multiple power points. Set of double doors leading into:

Temporary Bedroom/Games Room (approx. 15'2 x 12'2)

Ceiling downlighters. Multiple power points. Carpeted flooring.

First Floor**Half Landing****Family Bathroom (approx. 10'1 x 7'1)**

Fitted with a modern white four piece suite comprising of a large bath tub with wall mounted taps over, double walk-in shower cubicle, pedestal wash hand basin and W.C. Chrome heated ladder towel rail. Two Velux skylights. Large uPVC double glazed window to the side aspect. Extractor fan. Ceiling downlighters. Fully tiled walls and flooring.

Cloakroom (approx. 3'8 x 2'10)

Fitted with a W.C. Frosted uPVC double glazed window to the side aspect. Part tiled walls. Tiled flooring.

Landing

Carpeted staircase providing access to both the upper and lower floors.

Bedroom 1 (approx. 16'1 x 12'11)

Two uPVC double glazed windows to the front aspect. Centre ceiling light and ceiling rose. Original coved ceiling.

Bedroom 2 (approx. 12'9 x 9'1)

Large uPVC double glazed window to the rear aspect. Centre ceiling light. Original coved ceiling.

Second Floor**Half Landing**

uPVC double glazed window.

Landing

Carpeted staircase providing access to the lower floors. Enclosed staircase leading up to the attic room. Under stairs storage cupboard. Dado rail. Centre ceiling light. Ceiling rose.

Bedroom 3 (approx. 12'10 max x 10'2)

uPVC double glazed window to the rear aspect. Centre ceiling light. Centre ceiling rose.

Bedroom 4 (approx. 13'1 x 9'5)

uPVC double glazed window to the front aspect. Centre ceiling light. Centre ceiling rose.

Bedroom 5 (approx. 13'0 x 6'6)

uPVC double glazed window to the front aspect. Centre ceiling light. Centre ceiling rose.

Top Floor**Attic Room (approx. 16'9 x 8'3)**

Ideal storage space with potential to be utilised as a games/play room. Two Velux double glazed windows. Under eaves storage. Electric storage heater.

Outside

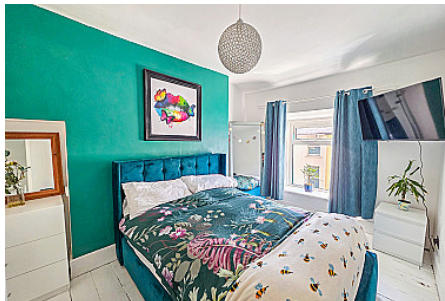
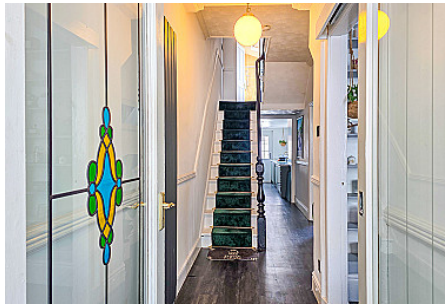
To the rear of the property there is a well presented easily maintained patio garden. Original stone walled boundaries and gated access to the rear service lane.

Services

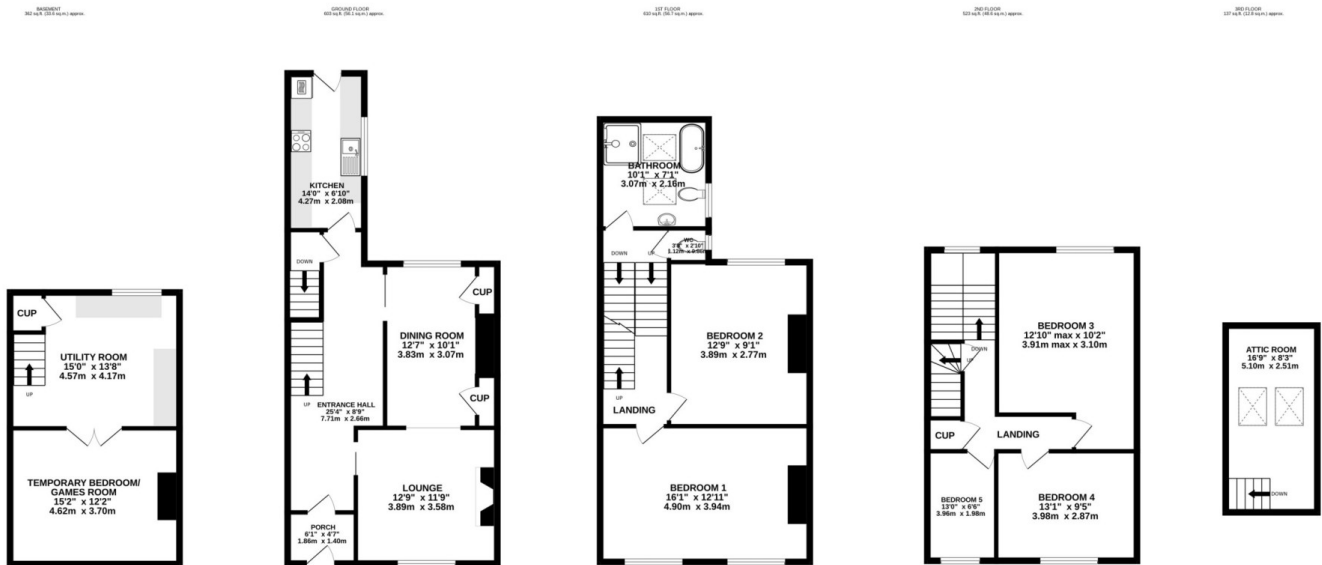
All main services are connected. Gas fired combination boiler. uPVC double glazed throughout.

Directions

Travelling up Prospect Hill onto Bucks Road, continue past Circular Road and take the next left hand turning onto Princes Street where number thirty one can be found a short distance along on the left hand side.







TOTAL FLOOR AREA : 2235 sq.ft. (207.7 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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