



89 Circular Road, Douglas, IM1 1AX

Approx. 1,550sq/ft terraced 4 bed townhouse situated in central Douglas within walking distance of all local shops & amenities. Fully renovated in 2022, including newly fitted bathrooms & a contemporary kitchen. Registered for both residential & commercial use. Driveway for 2 vehicles.

£359,950

Property Overview

Property Type	Terraced
Receptions	2
Bedrooms	4
Bathrooms	1
En-Suites	1

Property Details

Property Type	Terraced	Cloakrooms	2
Receptions	2	Heating	Oil Fired Central Heating
Bedrooms	4		uPVC Double Glazed
Bathrooms	1	Windows	
En-Suites	1		Off Road Parking
		Garage	



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Property Description

Agents Comments

Cowley Groves are delighted to market 89 Circular Road for sale. This approx. 1,550sq/ft terraced 4 bed townhouse was fully renovated in 2022 to include Vitra bathroom suites, a contemporary kitchen and Ted Todd luxury flooring. The property is registered for both residential and commercial use, perfectly lending itself as a home and business/office set up or a HMO due to various regulations being met such as the necessary fire doors, fire alarm system, soundproofing and locks on the majority of doors.

Accommodation

Upper Ground Floor

Frosted uPVC double glazed front door with matching glazed panel to one side and above. Door into:

Entrance Hallway

Stairway access to the upper and lower floors. Cupboard housing the electric fuse box and electric meter.

Lounge (approx. 14'1 x 11'7)

uPVC double glazed window overlooking the front aspect. Ceiling downlighters. Ted Todd engineered oak panel wooden flooring.

Sitting Room/Study/Bedroom 1 (approx. 12'0 x 11'7)

uPVC double glazed window overlooking the rear aspect. Fibre connection.

Lower Ground Floor

Hallway

uPVC double glazed door providing access out onto the rear parking area. Under stairs storage cupboard housing the Worcester oil fired central heating boiler. Separate under stairs storage cupboard.

Utility Room (approx. 9'5 x 4'6)

Fitted with a range of base and wall units. Work surfaces incorporate stainless steel one and a half bowl sink with a mixer tap over and drainer. Tiled splashbacks. Space and plumbing for a washer/dryer, included in the sale. Extractor fan. Ted Todd luxury laminate flooring.

Cloakroom 1 (approx. 5'11 x 3'0)

Fitted with a white two piece suite comprising of a vanity wash hand basin unit and W.C. Extractor fan. Ceiling downlighter.

Fully tiled walls and flooring.

Cloakroom 2 (approx. 5'11 x 3'6)

Fitted with a white two piece suite comprising of a vanity wash hand basin unit and W.C. Extractor fan. Ceiling downlighter. Fully tiled walls and flooring.

Open Plan Kitchen/Diner (approx. 25'11 x 12'9)**Dining Area**

uPVC double glazed window overlooking the rear aspect. Space for a large dining table or a good size sofa if utilised as a sitting room.

Contemporary Kitchen

Recently fitted with a generous range of grey fronted base, wall and drawer units. Work surfaces incorporate a stainless steel one and a half bowl sink with a mixer tap over and drainer. Integrated appliances included in the sale comprise of an AEG electric hob with an AEG stainless steel extractor hood above, AEG double oven/grill with a Bosch microwave above, AEG dishwasher and freestanding Kenwood American style fridge/freezer with a water dispenser. Under unit lighting. Ceiling downlighters. Ted Todd engineered oak panel wooden flooring.

First Floor**Landing**

uPVC double glazed window overlooking the rear aspect.

Bedroom 2 (approx. 11'11 x 11'6)

uPVC double glazed window overlooking the front aspect.

Bedroom 3 (approx. 12'9 x 12'0)

uPVC double glazed window overlooking the rear aspect.

Bathroom (approx. 11'9 max x 6'11)

Newly fitted with a modern white five piece Vitra suite comprising of a bath tub with a handheld shower attachment, walk-in shower cubicle with a rainfall shower head and separate handheld shower attachment, twin wash hand basins and W.C. uPVC double glazed window. Heated towel rail. Radiator. Tiled splashbacks. Extractor fan. Ceiling downlighters. Ted Todd luxury laminate flooring.

Second Floor**Landing**

uPVC double glazed window overlooking the rear aspect.

Bedroom 4 (approx. 23'4 into Eaves x 10'5)

Dual aspect uPVC double glazed windows, the window to the rear provides distant hill and countryside views. Ceiling downlighters. Door into:

En-Suite Shower Room (approx. 11'11 max x 7'1)

Newly fitted with a modern white four piece Vitra suite comprising of a walk-in shower cubicle with a rainfall shower head and separate handheld shower attachment, twin wash hand basins with under unit lighting and W.C. Double glazed skylight with black-out blind. Built-in storage cabinets to one wall. Heated towel rail. Mirrored medicine cabinet with downlighter. Extractor fan. Shaver points. Ceiling downlighters. Ted Todd engineered oak panel wooden flooring.

Outside

To the rear of the property there is a driveway providing off road parking for two vehicles. Oil bulk storage tank.

Services

All main services are connected. Oil fired central heating. uPVC double glazed throughout. Fibre connected.

Directions

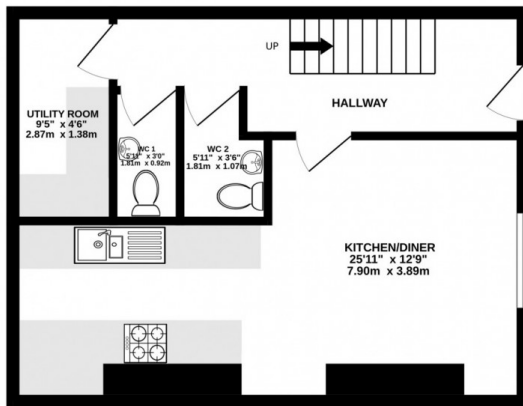
Travelling into Douglas along Peel Road, continue past Belmont Terrace and onto Circular Road where number eighty nine

can be found as the second property on the right hand side.

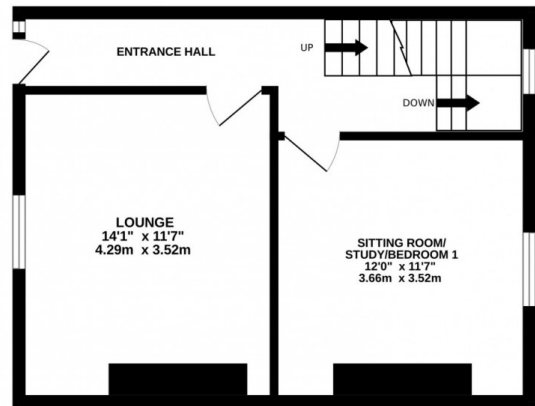




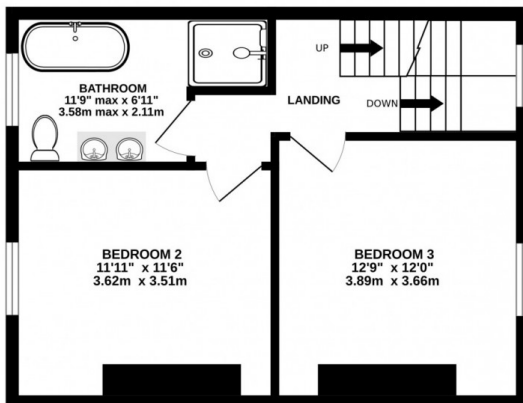
LOWER GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



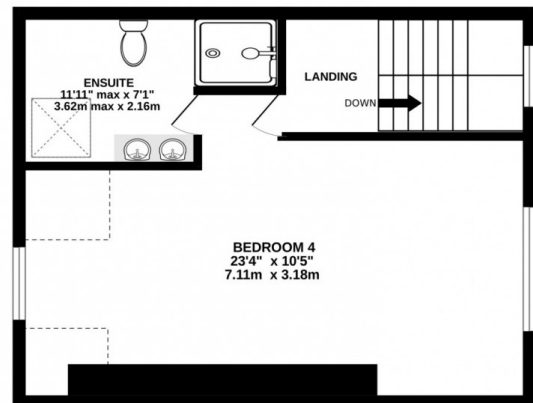
UPPER GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



FIRST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



SECOND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1553 sq.ft. (144.3 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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