



33 Kensington Road, Douglas
Isle Of Man

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Asking Price: £299,950



33 Kensington Road

Douglas, Isle Of Man

Tenure: Freehold

- A period mid-terrace home in a desirable and central location
- Close to schools, shops, and surrounding amenities
- The property would benefit from modernisation throughout
- Two reception rooms and a fitted kitchen
- Spacious utility room and workshop area
- Three bedrooms, shower room and separate Wc
- uPVC double glazing and oil-fired central heating
- Front and rear gardens
- Catchment for Henry Bloom Noble primary school and Ballakermeen High School

Porch

Composite front door with glazed panels opening into the entrance hall, with quarry tiled flooring and tiled walls. Built-in storage cupboard housing the electric consumer unit and electric meter. Glazed inner door with matching glazed side panel leading to the entrance hall.

Hallway

A light and airy entrance hall featuring a distinctive staircase with attractive newel post, handrail and balustrades. Built-in understairs storage cupboard with power. Laminate wood flooring with a decorative carpet runner. Bespoke twin storage units with a mirrored display shelf provide useful and practical storage solutions.

Lounge

A generously proportioned lounge featuring a large period bay window overlooking the front garden, allowing plenty of natural light. Feature fireplace with electric fire inset and tiled surround. Alcove shelving, coving and picture rail add character to the room.

Dining Room

A formal dining room conveniently positioned adjacent to the kitchen, offering excellent potential to create a more open-plan kitchen and dining space, subject to any necessary consents and approvals.

Kitchen

Fitted with a range of wall and base units with wood-effect doors and contrasting stone-effect worktops incorporating a stainless steel sink and drainer. There is space for a freestanding gas cooker and fridge/freezer, together with room for a breakfast table and chairs. Practical vinyl flooring completes the room. Stairs lead down to the lower ground floor area comprising the conservatory, utility room and workshop.





Lower Ground Floor

Conservatory

A pleasant conservatory, ideally positioned to enjoy views over the rear garden.

Utility / Workshop / Storage

A well equipped Utility / Workshop / Storage room with a stainless steel sink, plumbing for a washing machine and space housing the oil-fired central heating boiler. Additional features include power and light, fitted shelving and storage units, a radiator and a hard-wearing concrete floor.

First floor

Landing

Landing with loft access via a pull-down Slingsby-style ladder, providing easy access to the attic space. A large ceiling lightwell allows natural light from the Velux window within the attic to filter through.

Bedroom 1

A spacious double bedroom with an attractive bay window overlooking the front of the property.

Bedroom 2

A spacious rear-facing double bedroom benefiting from built-in alcove wardrobes, additional high-level storage cupboards and a fitted headboard with reading lights above.

Bedroom 3

A single bedroom with front facing views.

Bathroom / Separate WC

A practical and well-equipped shower room featuring a shower cubicle, wash hand basin with fitted storage beneath and a full-height storage cupboard. Adjacent to the shower room is a separate WC.



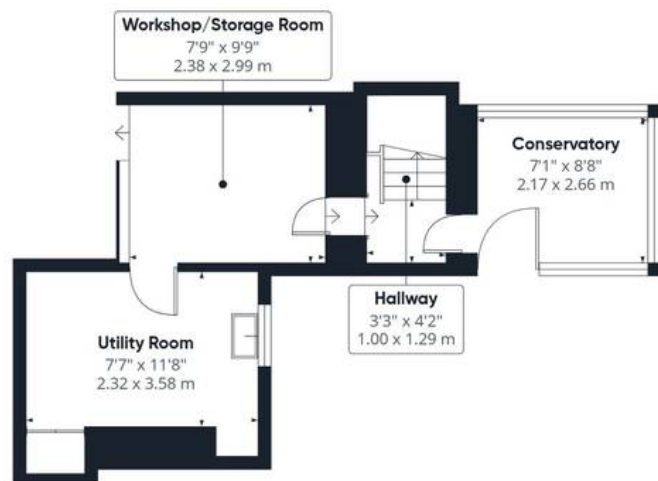
Attic

A useful loft space accessed by a pull-down ladder, suitable for a variety of uses including hobbies, crafts or storage. Twin Velux windows allow plenty of natural light, complemented by power and lighting.

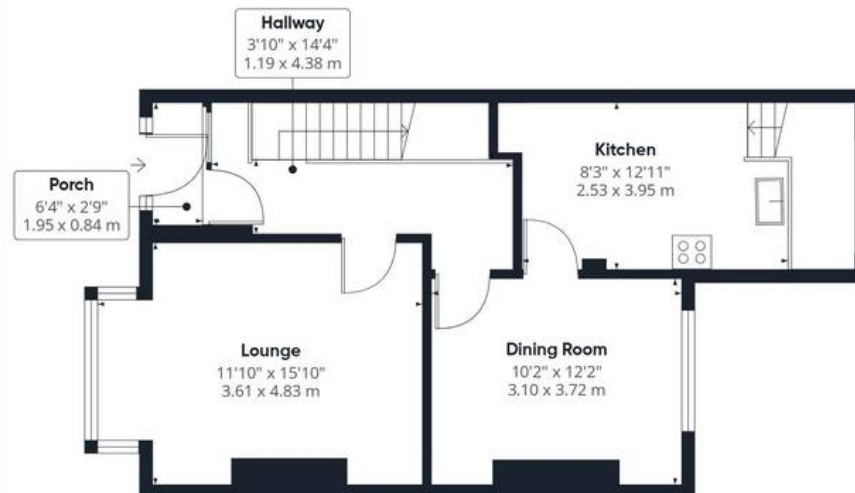
Outside

The property enjoys a charming front garden, where established flowers and shrubs create an attractive setting. To the rear, a private enclosed yard provides a pleasant outdoor retreat, ideal for relaxing and enjoying the surroundings. Designed with ease of maintenance in mind, it incorporates decorative stone chippings and mature planting. A gate provides access to the service lane behind the property, whilst a recently installed fence offers an additional degree of privacy.





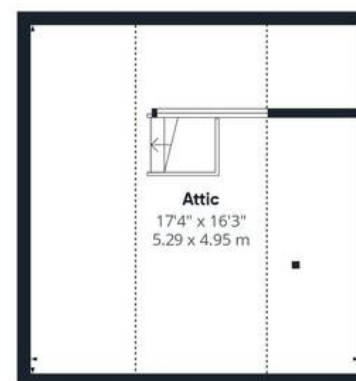
Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1520 ft²

141.4 m²

Reduced headroom

167 ft²

15.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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