

CLAREMONT, DOUGLAS ROAD, CASTLETOWN £0.00



- Semi Detached House
- Delightful Semi-Rural Location, Fabulous Rural to Distant Sea Views
- Through Lounge/Dining Room
- Modern Fitted Kitchen
- Three Good Size Bedrooms
- Bathroom with Shower Facility
- Attached Garage, Easily Maintained Gardens
- uPVC Double Glazed, Oil Fired Central Heating

Travelling from Port Erin along the inland road to Ballabeg, continue through the village and turn left onto Douglas Road (also known as Duck Street), where Claremont will be found approximately 200 yards along on the left hand side of the road, clearly named and identifiable by our For Sale board.

A rare opportunity to purchase this delightfully modernised semi-detached house, tastefully decorated throughout. Semi rural location with lovely distant sea views. Garage and a paved driveway allowing parking for several vehicles. Close proximity to Colby and Castletown.

Ground Floor

Hall

(Currently awaiting the fitting of a new composite front door). Stairway to the first floor. Ceramic tiled floor. Under stairs storage area. Door to:



Cloakroom

Low flush w.c., corner wash hand basin with cupboard below and tiled splash back areas. Chrome heated towel rail. Ceramic tiled floor.



Lounge

12'9" (3m 88cm) x 14'7" (4m 44cm) into bay window. Approx.

Open grate fireplace with cast iron surround, marble hearth and timber mantle. Picture rail. Television point. Delightful views. Clear opening to:



Dining Room

13'2" (4m 1cm) x 8'7" (2m 61cm) approx.

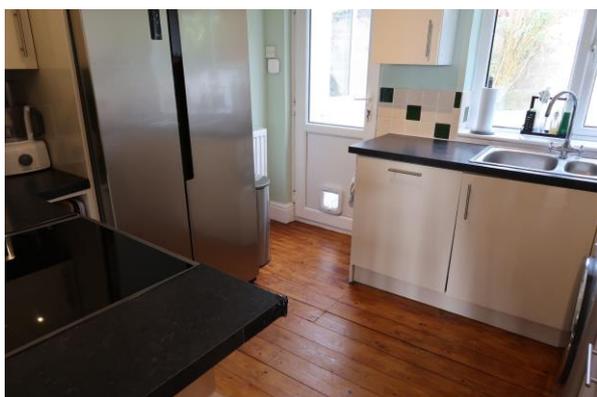
Picture rail. Double French doors leading onto rear garden. Door to:



Kitchen

9'10" (2m 99cm) x 8'11" (2m 71cm) approx.

Fitted with a range of high gloss finish matching wall and base cupboards with contrasting laminate work surfaces, incorporating a 1½ bowl stainless steel sink with mixer tap. Inset, freestanding electric cooker with hood above. Space for fridge freezer. Plumbed for washing machine. Integrated dishwasher. Tiled splash back areas. Timber floor. Door leading to rear garden.



First Floor

Landing

Ladder access to the attic area with light and power points.

Bedroom 1

12'4" (3m 75cm) x 10'5" (3m 17cm) approx.

Picture window enjoying the fabulous rural aspects.



Bedroom 2

13'4" (4m 6cm) x 8'2" (2m 48cm) approx.

Picture rail. Window overlooking the rear garden.



Bedroom 3

9'11" (3m 2cm) x 8'3" (2m 51cm) approx.

Picture rail. Window with delightful rural views.



Bathroom

9'10" (2m 99cm) x 8'9" (2m 66cm) approx.

Half tiled walls to complement the white suite comprising panelled bath with hand held shower, low flush w.c., pedestal wash hand basin and a corner glazed shower enclosure with fully plumbed valve. Ceiling spotlights and extractor fan. Towel rail radiator. Ceramic tiled floor.



Outside

A substantial brick paved driveway with parking for several vehicles. Provides access to:

Attached Garage

24'0" (7m 31cm) 8'4" (2m 54cm) approx.

Light, power and water points. Door to:

Rear Garden

Walled surround for privacy and shelter. Paved for ease of maintenance. Raised flower bed. Oil storage tank.



Front Garden

Raised lawn. Delightful views.



Agents Notes

SERVICES Mains water, electricity and drainage installed. Oil fired central heating. INCLUSIONS Fitted carpets and curtains. RATES Rateable value £. Approx rates payable gross £ Tba (inclusive of water rates) 2022/2023. POSSESSION FREEHOLD VACANT POSSESSION ON COMPLETION. VIEWING Strictly by appointment through the Agent, Harmony Homes. OFFERS Strictly through the Agent, Harmony Homes.

Disclaimer

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