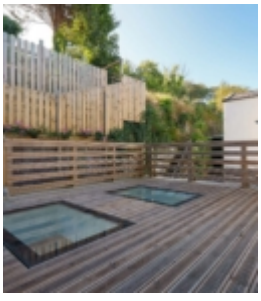


ASKING PRICE

£449,950

THE DETAILS

4 3 2



11 Leigh Terrace
Douglas, Isle of Man
£449,950

call in today or visit www.blackgracecowley.com for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR

11 Leigh Terrace, Douglas













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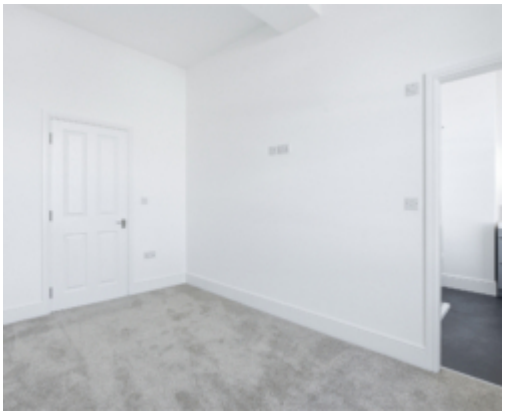
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PROPERTY DETAILS FOR

11 Leigh Terrace, Douglas

THE DESCRIPTION

- Exceptional end-of-terrace townhouse
- Completely stripped back and comprehensively renovated throughout
- Essentially a new-build specification within an established townhouse
- 4 Bedrooms, 3 Bathrooms (2 En-suite)
- Spacious Lounge and Separate Dining Room
- Contemporary New Kitchen with Integrated Appliances
- Separate Utility Room and Ground Floor WC
- Large Roof Terrace with Walk-on Skylights
- New Roof, Windows and Doors
- New Boiler, Heating System, Plumbing and Complete Re-wire
- New Bathrooms, Flooring, Fixtures and Fittings throughout
- Ready to move into with no further modernisation required

THE PROPERTY

Black Grace Cowley are delighted to offer 11 Leigh Terrace to the market. This exceptional end-of-terrace townhouse has been comprehensively renovated by the current vendor, having been substantially stripped back and restored throughout. The property now offers the feel and finish of a new-build home whilst retaining the character and proportions of an established townhouse.

The property is entered via a vestibule into the entrance hall, with access to the ground floor accommodation and stairs leading to the upper floors. The ground floor comprises a spacious open-plan lounge and dining room, together with a newly fitted contemporary kitchen. The kitchen has a range of modern wall and base units, integrated appliances and a particularly impressive motorised opening skylight, providing excellent ventilation and natural light. There is also a separate utility room and WC.

To the first floor are two generous double bedrooms, both with newly fitted en-suite shower rooms. From this floor there is access to the property's impressive roof terrace, providing an excellent additional outdoor space.

The second floor provides a further two double bedrooms, together with a newly fitted family bathroom serving the two bedrooms.

PROPERTY DETAILS FOR

11 Leigh Terrace, Douglas

The extent of the renovation is a particular feature of the property. The vendor has undertaken a comprehensive programme of works, including a new roof, upgraded insulation, new double-glazed sash windows and doors, complete re-wire, new central heating system and boiler, complete replumbing, new bathrooms, new kitchen, new flooring, doors and finishes throughout. The property has also benefited from structural and insulation improvements, together with works to the external areas.

The kitchen has been extended into the former yard area, creating the roof terrace above, with walk-on skylights providing a unique feature to the property.

The result is a completely transformed four-bedroom townhouse, offering modern accommodation and services throughout with very little left for the new owner to do.

The property is to be sold with no onward chain. Please contact Black Grace Cowley to arrange a viewing.

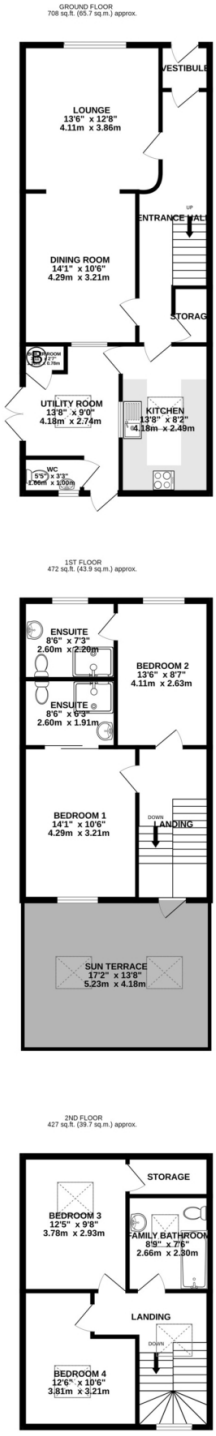
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PROPERTY DETAILS FOR

11 Leigh Terrace, Douglas

FLOORPLAN



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 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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Disclaimer

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The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.