



## 45 Hildesley Road, Douglas, Isle of Man. IM2 5AX

A spacious 2 bedroom town requiring modernisation. Excellent potential and good location.

A traditional town house requiring full modernised. Excellent location close to amenities.



**£150,000 Freehold**



## PROPERTY DESCRIPTION

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**ACCOMMODATION** This spacious town house is located in a peaceful area of Douglas close to shops and school. The property has been priced to allow for modernisation and improvement and is available to cash buyers only due to its condition.

The accommodation briefly comprises of two reception rooms and an annex kitchen on the ground floor, two bedrooms and shower room on the first floor and a spacious rear yard with useful basement storage area.

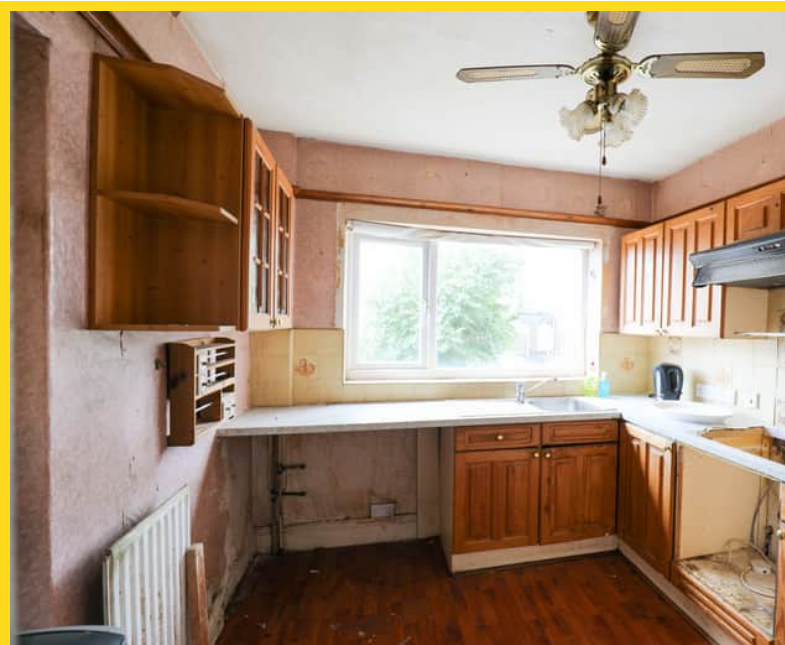
## FEATURES

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## FEATURES

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- Cash Buyers Only
  - Terraced Town House
  - Excellent Location
  - Lounge plus Separate Dining Room
  - Annex Kitchen
  - 2 Bedrooms plus Shower Room
  - Excellent Potential
  - Basement Storage Area
  - Spacious Rear Yard
  - No Onward Chain
- Cash Buyers Only
  - Terraced Town House
  - Requires Modernisation
  - Excellent Location
  - Lounge and Separate Dining Room
  - Annex Kitchen
  - 2 Bedrooms plus Shower Room
  - Basement Storage Area
  - Spacious Rear Yard
  - No Onward Chain



## Property Images

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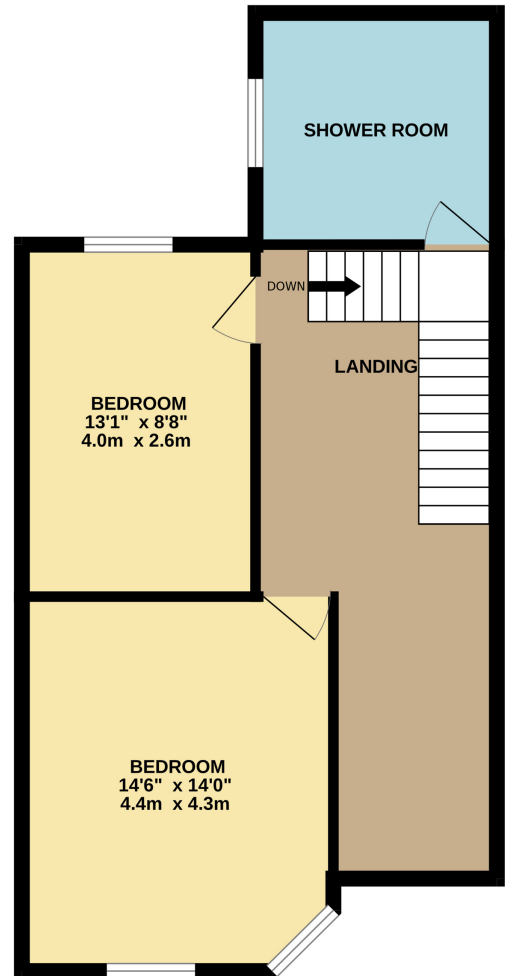
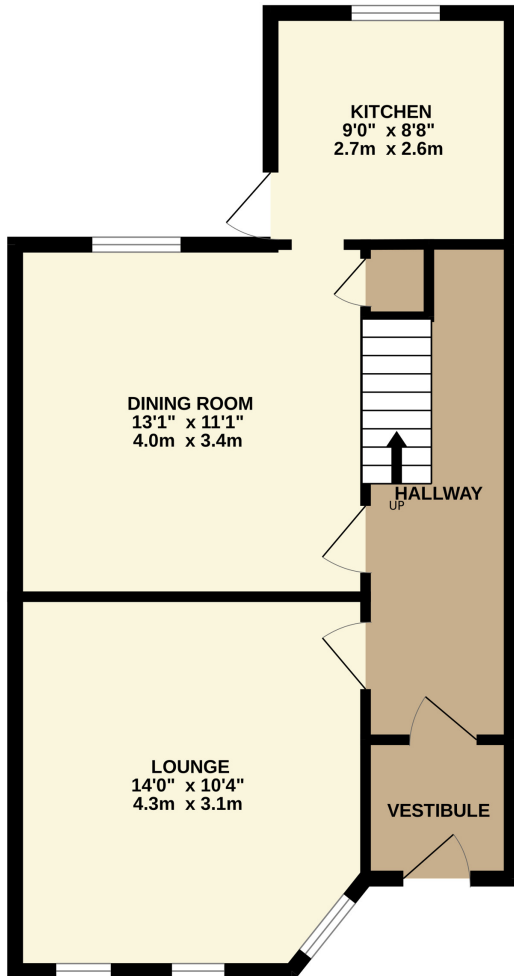


# FLOORPLAN



GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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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