



1 Crellins Court, Grosvenor Road, Douglas, Isle of Man. IM13AU

A very competitively priced brand new town house constructed to exacting standards with high levels of insulation and located in a quiet location right in the heart of town.



£495,000 Freehold

PROPERTY DESCRIPTION

SITUATION Travel along Bucks Road towards town centre and turn right into Kensington Road. Turn left into Raphael Road and turn right into Grosvenor Road where this property can be found on the left hand side towards the end of the cul-de-sac.

ACCOMMODATION This exciting brand new property is located at the end of a peaceful sought after cul-de-sac right in the heart of Douglas town centre. Consequently all the facilities of the town centre are within a just few minutes walk.

The developers have gone to great lengths to ensure that visually this new home fits seamlessly into to the current Victorian location. Consequently at a glance this property could easily be mistaken for a traditional Victorian home. This property has not only been constructed with modern materials to exacting standards but it has been built to a very high level of specification. The levels of thermal insulation have also been increased beyond the standard requirements and the property is served by efficient gas fired underfloor heating with a pressurised hot water system.

The accommodation briefly comprises of large open plan lounge leading into a spacious well fitted breakfast kitchen, downstairs cloakroom, 4 bedrooms and 3 bathrooms and additional office and nursery. The attractive front gardens are laid with Astroturf for ease of maintenance and feature harlequin flagged pathways. The boundary walls and railings at the front have also been constructed to be in keeping with the Victorian feel and the approach to the property certainly has a quality high end feel to it.

FEATURES

- Very Competitively Priced for Quick Sale
- Brand New Town House
- Sought After Location
- Close to the Amenities of Town
- Superb Construction and Specification
- High Levels of Insulation
- Private Parking to Rear
- Viewing Recommended



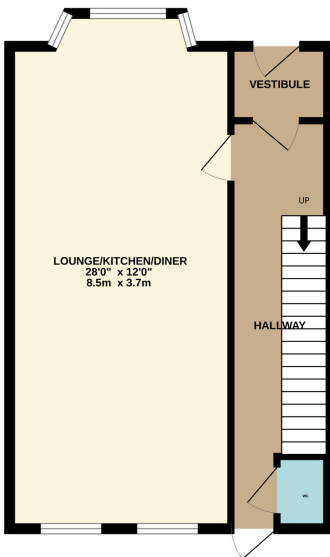
Property Images



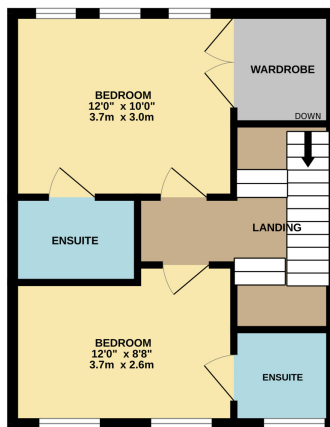
FLOORPLAN



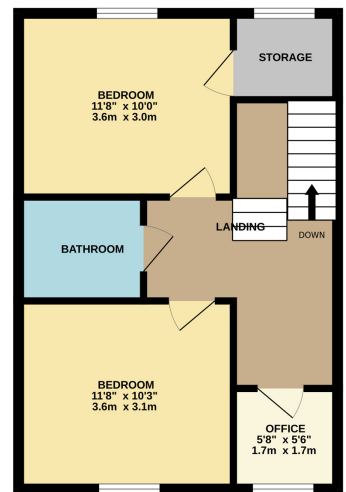
GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1302 sq.ft. (121.0 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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