



1 BRISBANE STREET DOUGLAS, IM1 3JL

**£369,950
FREEHOLD**

Impeccably presented contemporary end of terrace property conveniently located for Douglas town centre, within walking distance of local schools, shops and business district.

This four bed/three bath striking town house is set over four floors and has been tastefully upgraded by the current owners to impressive standards offering a modern and flexible space for families to enjoy.

 **Plum
Properties**

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- Modernised End of Terrace Town House Set Over Four Floors
- Convenient Central Douglas Location
- Four Double Bedrooms
- Contemporary Family Bathroom and Two En Suite Shower Rooms
- Lounge/Diner with Exposed Fireplace and Multi Fuel Stove
- Attractive Kitchen with Large Range Oven
- Steps Down to Spacious Utitiy with Excellent Storage
- Oversized Vestibule Offering Excellent Storage
- Low Maintenance Outside Space
- Residents Permit Parking Available



Overview

This delightful period property has been painstakingly modernised and upgraded by the current owners to create a striking and spacious family property set over four floors, ideal for growing families seeking a centrally located Douglas property with minimal ongoing maintenance and upkeep requirements.

Set on the edge of Brisbane Street, the property is located a stones throw from the Terrace shops and stores, whilst also being within a short walk of local primary and secondary schools, as well as the town centre, business district, beach and promenade.

The property is accessed through a generous Vestibule, ideal for neatly storing the families coats and shoes, which leads through to a welcoming Hallway. To the front of the property is a generous Lounge offering dining space. The focal point of this dual aspect room is an exposed Manx stone feature fire place complete with multi fuel stove, ensuring those winter evenings are lovely and cosy.

Beyond the Lounge is a bright and well equipped Kitchen providing ample storage through contrasting gloss wall and base units complemented with a marble effect counter top and completed with contemporary flooring. Appliances include a seven ring gas range hob and oven, perfect for keen bakers, as well as a free standing fridge freezer and under

counter dishwasher. Steps down to a half landing lead to an open Utility Room with external door providing access to an enclosed and low maintenance rear yard. The Utility space includes further storage units, sink and stacked washing machine and dryer.

A further set of stairs leads down to the lower ground floor, with convenient understairs storage. A spacious lower ground floor bedroom is surprisingly light and bright, and benefits from an En Suite Bathroom with P shaped shower bath, WC and wash basin. Completing the lower ground floor is an additional flexible room that could be utilised as work from home space or Hobbies Room.

The first floor houses an impressive Master Bedroom with dual aspects and built in wardrobes. An opening leads to an En Suite Shower Room with corner shower cubicle, wash basin and WC. Storage cupboards house a gas fired combination boiler that is enhanced with a Megaflow water cylinder. Also on the first floor is a luxurious Family Bathroom that includes a feature dual end bath, walk in oversized shower cubicle with ceiling mounted shower head, vanity wash basin and WC.

Two generous double Bedrooms are located on the top floor, with exposed beams and large feature windows. The rear Bedroom offers delightful distant

sea views from its elevated position.

Externally the property is low maintenance with a manageable front garden and rear yard. Street parking is available in the surrounding areas, whilst residents can apply for parking permits to remove any parking restrictions in the immediate vicinity.

Additional Information

- Double Glazed
- Gas Fired Central Heating
- Megaflo Water Cylinder
- PIR lighting in Many Rooms
- New Matching Internal Doors Throughout
- Primary School - Henry Bloom Noble - 0.7 miles
- Secondary School - Ballakermeen High School - 0.6 miles

Directions

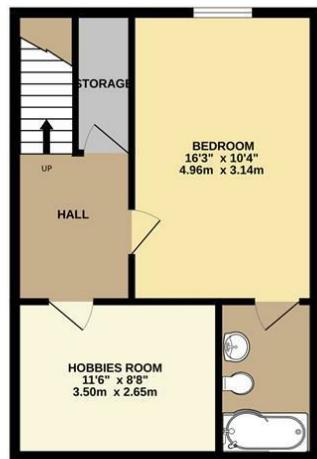
Travelling out of Douglas town centre up Prospect Hill, continue through the lights onto Bucks Road. Proceed along Bucks Road passing through the next set of traffic lights. Take the next right turning onto Sydney Street. The property can be found after reaching the end of Sydney Street which leads onto Brisbane Street, identifiable by our for sale board.



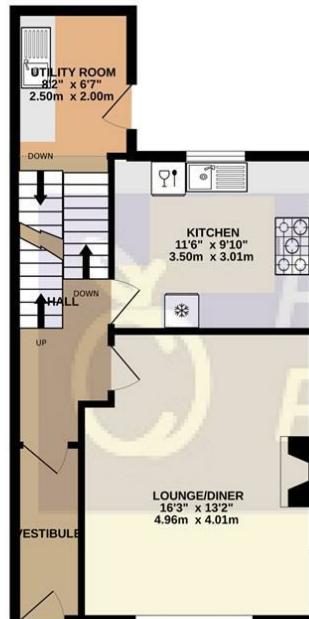




BASEMENT
422 sq.ft. (39.2 sq.m.) approx.



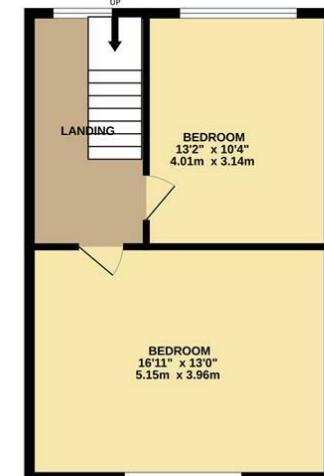
GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1793 sq.ft. (166.6 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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