



**Merlin House, 47 Woodbourne Road
Douglas
Asking Price £455,000**



Fully Renovated, Refurbished and Beautifully Modernised End of Terrace Substantial Town House (Although Retaining Many of the Properties Original Period Features}

Close to Town Centre and all Local Amenities.

Accommodation comprising:

Large Lounge, Dining Room

28 ft Fully Fitted Modern Dining Kitchen / Family Room

7 Double Bedrooms (3 En-suite Shower Rooms)

Stunning Fitted 4 Piece Bathroom Suite

Family Shower Room and Downstairs WC

Utility Room

Access Via Slingsby Ladder to Fully Boarded and Insulated Loft / Attic

Oil Fired Central Heating with Pressurised Water System

UPVC Double Glazing

Cat 6 Cabling Throughout the Property

“Viewing's Highly Recommended”

Directions: Travelling from Lord Street, up Prospect Hill and onto Bucks Road, continue through the traffic lights that lead onto Prospect Terrace. Continue onto Woodbourne Road and number 47 is located on the left hand side.

Rateable Value £148

Rates Payable £1341.62 (Inc Water Rates)

Inclusions TBA



1ST FLOOR
869 sq.ft. (80.7 sq.m.) approx.



2ND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 2365 sq.ft. (219.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2021

