

**71 Derby Road  
Douglas**

**Asking Price £249,950**



**Spacious Mid Terraced Townhouse in Central Location  
Situated Close to Schools, Shops and Amenities  
The Property Would Benefit from Some Updating and Modernisation  
Accommodation Over 3 Floors Comprises of:-  
Large Attractive Lounge with Feature Bay Window  
Additional Reception/Family Room  
Fully Fitted Kitchen  
Dining Room  
3 Generous Bedrooms  
2 Attic / Hobby Room's  
4 Piece Family Bathroom, Additional W/C  
Low Maintenance Patio Yard  
Oil Fired Central Heating  
u-PVC Double Glazed Windows  
'Viewing's Highly Recommended'**

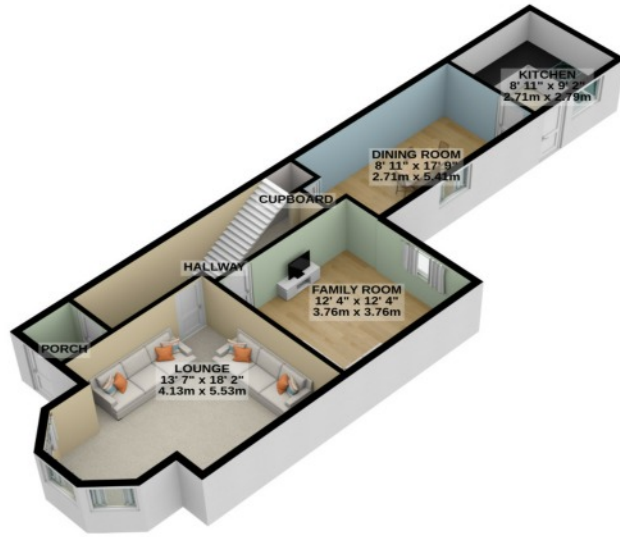
Directions: Travelling North along Douglas Promenade, turn left at the Villa Marina onto Broadway. Continue along Broadway for approximately 350 yards taking first left onto Derby Road where the property can be found towards the top of the road on the Left, easily identifiable by our For Sale Board

**Rateable Value: £TBC Rates Payable: £TBC (Incl Water Rates)**

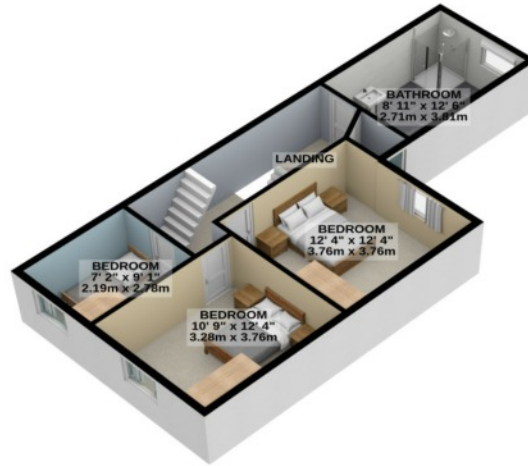
Whilst all particulars are believed to be correct, neither Property Wise Limited, or their clients guarantee their accuracy nor are they intended to form part of any contract. Floorplans are only for illustrative purposes only, decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.



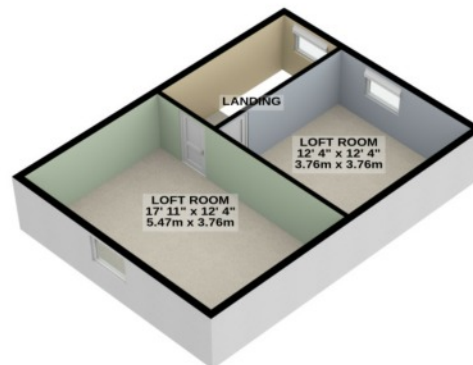
GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



2ND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1730 sq.ft. (160.8 sq.m.) approx.

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