

**Bradda House, 5 Rosemount, Douglas, IM1 3HQ**

**Asking Price 460,000**



## **Fabulous Business Opportunity or a Home with an Income**

Deceptively Spacious Mid Terraced House (Extremely Well Maintained and Immaculately Presented Throughout)

**Currently Operating as a HMO (House of Multiple Occupancy)**

**Fully Licenced and Regulated (currently housing 6 Residents but with a potential of up to 16 Residents max subject to some minor adjustment requirements.**

Situated in a Fabulous Convenient Residential Location

Close to Local Schools and Shops and Amenities (including accessible bus route)

Large Lounge with Bay Window

Dining Room

Modern Fitted Dining Kitchen

Utility Room (With Potential Shower Room Off)

Potential of up to 10 lettable Bedrooms (mixture of 2 person and single Person Occupancy

Additional Lounge and Kitchen on 2nd Floor

Lovely Modern Bathroom

2 Shower Rooms and additional WC and 1 Piece Bathroom

Good Sized Rear Yard

Gas Fired Central Heating` (2 Boiler System)

uPVC Double Glazed Throughout

**Directions:** Travelling out of Douglas Along Westmoreland Road, Proceed along through Brighton Terrace and on to Rosemount where the Property can be Easily Found on the Left Hand Side Just before the Rosemount Traffic Light Junction.

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, decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.





GROUND FLOOR  
893 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR  
841 sq.ft. (78.1 sq.m.) approx.



2ND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



3RD FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 3056 sq.ft. (283.9 sq.m.) approx.

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