






Woodbank, 23 Albany Road, Douglas, IM2 3NF

Sympathetically renovated end of terrace 6 bed home, ideally situated within easy reach of Douglas town centre. Beautifully blending period charm with modern living, the property retains an abundance of original character features while benefiting from a newly fitted kitchen, stylish bathrooms & new flooring throughout.

£599,000

Property Overview

Property Type	**Terraced**
Receptions	**2**
Bedrooms	**6**
Bathrooms	**2**
En-Suites	**1**

Property Details

Property Type	**Terraced**	Cloakroom	**1**
Receptions	**2**	Heating	**Gas Fired Central Heating**
Bedrooms	**6**	Windows	**uPVC Double Glazed**
Bathrooms	**2**	Front Garden	**Lawned**
En-Suites	**1**	Rear Garden	**Lawned**
		Garage	**Off Road Parking**

Property Agent



Orry-James Creane

Managing Director
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07624 365562

Property Description

Woodbank is a sympathetically renovated end of terrace 6 bedroom family home, ideally situated within easy reach of Douglas town centre, local schools and everyday amenities. Beautifully blending timeless period charm with modern living, the property retains an abundance of original character features, including high ceilings, cast iron fireplaces and traditional detailing, while benefiting from a newly fitted kitchen, stylish contemporary bathrooms and tasteful finishes throughout. Offering spacious and versatile accommodation arranged over three floors, Woodbank is perfectly suited to growing families. Externally, the property enjoys a lawned front garden and a generous enclosed south facing rear garden, providing a private and sunny space ideal for relaxing, entertaining and family enjoyment.

Accommodation

Ground Floor

- Entrance Porch (approx. 5'2 x 4'10)
- Entrance Hallway (approx. 14'3 x 11'1)
- Living Room (approx. 13'8 x 12'2)
- Dining Room (approx. 17'7 x 12'2)
- Kitchen (approx. 11'5 x 11'5 & 6'11 x 5'7)
- Utility Room (approx. 8'7 x 5'11)
- Downstairs W.C. (approx. 6'0 x 4'2)

First Floor

- Landing (approx. 11'2 x 9'11)
- Bedroom 1 (approx. 13'6 x 12'11)
- Dressing Room (approx. 9'4 x 6'0)
- En-Suite Shower Room (approx. 7'5 x 6'0)
- Bedroom 2 (approx. 13'6 x 11'5)
- Bedroom 3 (approx. 11'5 x 10'8)
- Family Bathroom (approx. 8'0 x 6'1)

Second/Top Floor

- Landing (approx. 12'11 x 8'11)
- Bedroom 4 (approx. 12'11 x 8'11)
- Bedroom 5 (approx. 11'5 x 10'2)
- Bedroom 6 (approx. 11'5 x 9'9)
- Family Shower Room (approx. 12'11 x 5'3)

Outside

To the front of the property there is an L-shaped laid to lawn garden, with dwarfed wall boundaries, which wraps around to the front and side of the property. Newly laid footpath and steps leading up to the front door.

To the rear of the property there is an enclosed south facing sunny laid to lawn garden with Manx stone walled boundaries. 2 Off road parking spaces with a newly installed fence surround and gated access to the rear lane.

Services

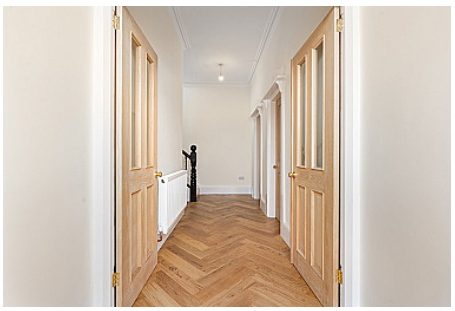
All main services are connected. Gas fired central heating. uPVC double glazed throughout.

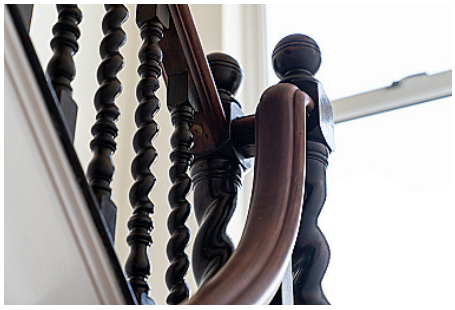
Directions

Travelling up Prospect Hill, continue onto Woodbourne Road and follow the road past Woodburn Square. Proceed past the turning to Hilary Road and turn left, onto Albany Road. Bear left and follow the road along for a short distance where Woodbank can be found on the left hand side, clearly identified by our For Sale board.





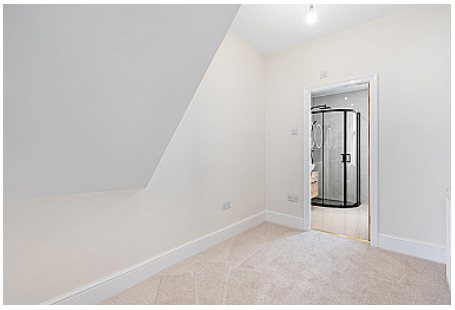



















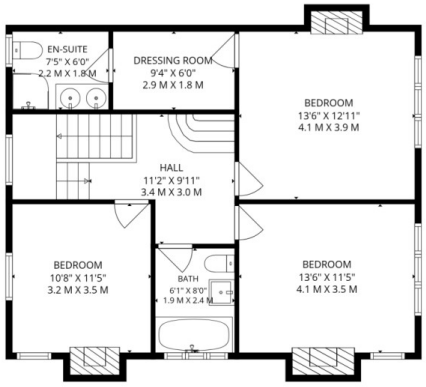




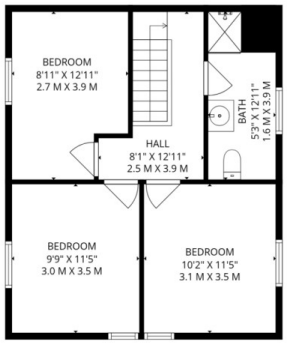




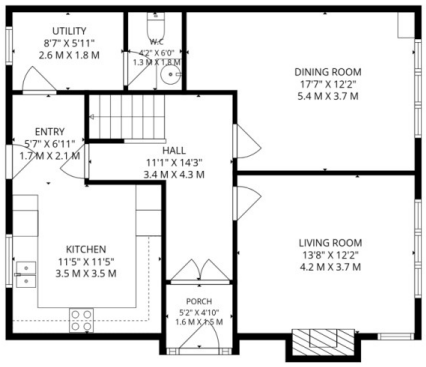




2ND FLOOR



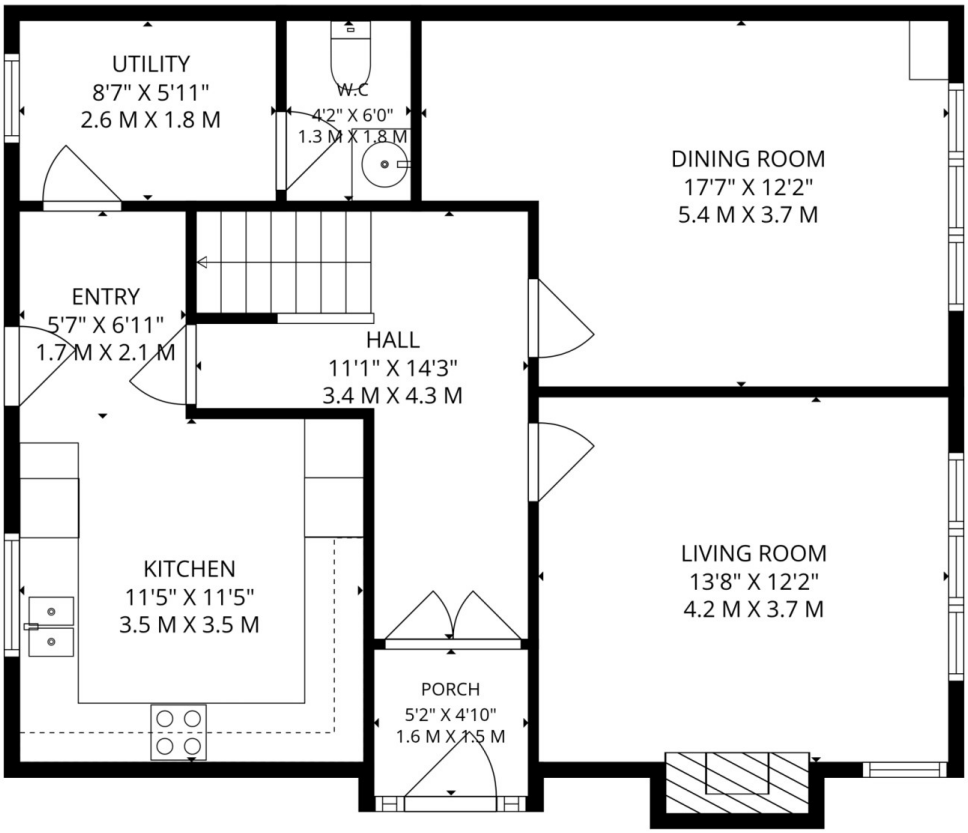
3RD FLOOR



1ST FLOOR

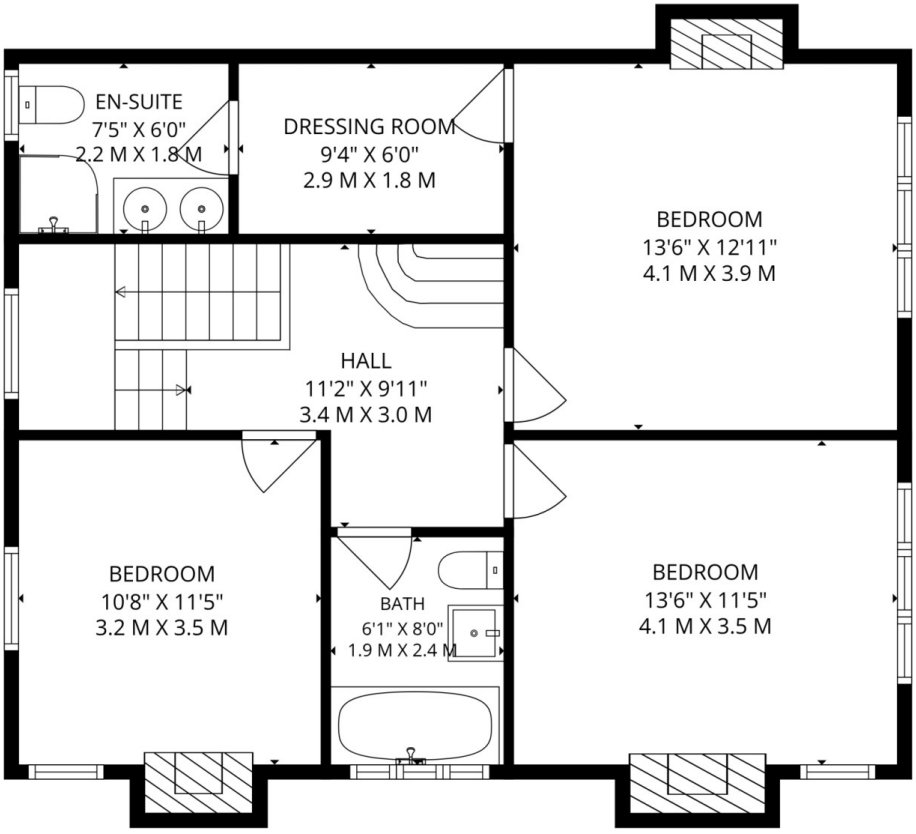
Total: 1837 sq. Ft, 171 m2
1st Floor: 697 sq. Ft, 65 M2, 2nd Floor: 772 sq. Ft, 72 M2, 3rd Floor: 368 sq. Ft, 34 m2
Excluded Areas: Porch: 26 sq. Ft, 2 M2, Utility: 51 sq. Ft, 5 M2, Fireplace: 32 sq. Ft, 4 M2,
Low Ceiling: 134 sq. Ft, 12 M2, Walls: 136 sq. Ft, 13 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



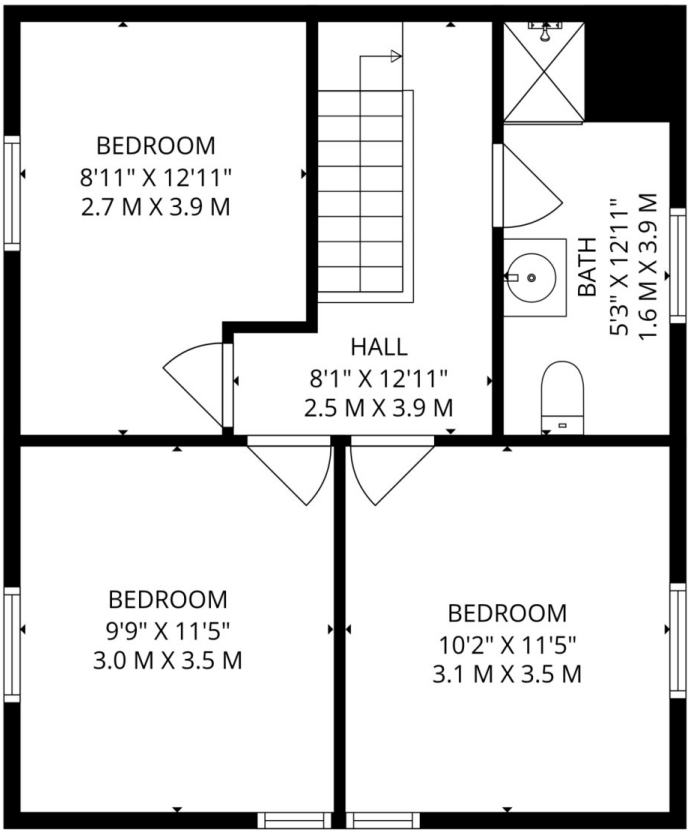
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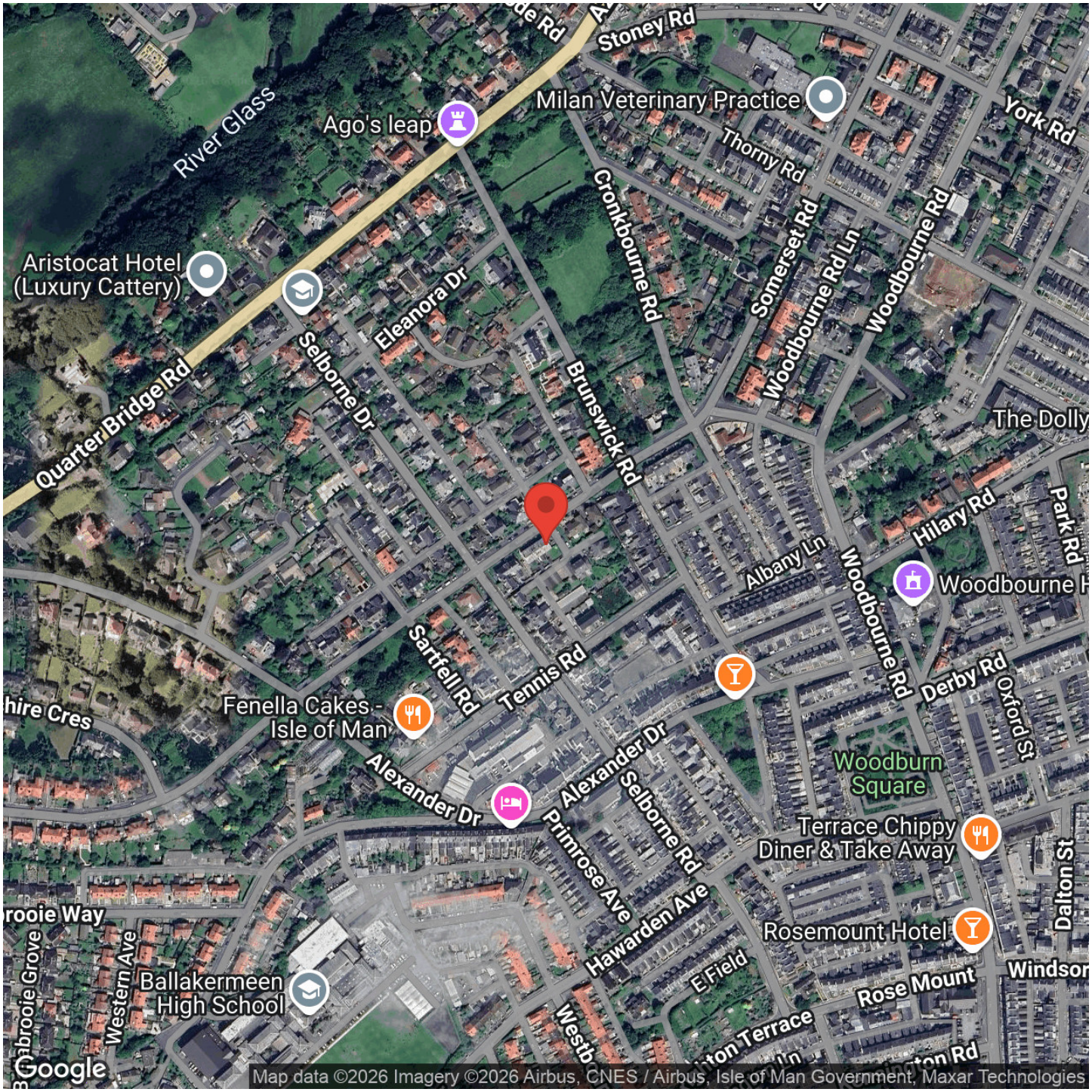
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Stoney Rd
Milan Veterinary Practice
Ago's leap
River Glass
York Rd
Thorny Rd
Cronkbourne Rd
Somerset Rd
Woodbourne Rd Ln
Woodbourne Rd
Aristocat Hotel
(Luxury Cattery)
Eleanora Dr
Selborne Dr
Quarter Bridge Rd
Brunswick Rd
The Dolly
Hilary Rd
Park Rd
Albany Ln
Woodbourne H
Sartfell Rd
Tennis Rd
Derby Rd
Oxford St
Fenella Cakes - Isle of Man
Alexander Dr
Woodburn Square
Terrace Chippy Diner & Take Away
Primrose Ave
Selborne Rd
Hawarden Ave
Rosemount Hotel
Dalton St
E Field
Rose Mount
Windsor
Ballakermeen High School
Western Ave
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