



77, DERBY ROAD
DOUGLAS, IM2 4HJ

£675,000
FREEHOLD

A Rare opportunity has arisen to purchase this fabulous family townhouse situated on the fringe of Douglas city centre and all of its amenities, also benefitting from a short walk to the Terrace shops, takeaways and restaurants.



• Fully Renovated and Totally Refurbished Executive End Terraced House (re roofed, rendered / plastered, rewired, re-plumbed). • Situated in a Convenient and Popular Location Close to Shops and Amenities With The Town Centre Only A Ten Minute Walk Away • Beautifully Fitted Modern Kitchen, Sitting / Dining Room, TV Lounge • Top Lounge / Cinema Room / Entertainment Room (Offering Amazing Panoramic Views) Home Office • 4 Double Bedrooms (All with Stunning Luxury En-suites) • Laundry Room (with Wash Basin and WC) plus Additional WC / Cloakroom • The Property Benefits from Under Floor Heating to First 2 Floors and New Sliding Sash uPVC Double Glazed Windows Throughout • Private Front Lawned Garden Balcony / Sun Terrace From First Floor (STPP) Off Road Parking for 3 Vehicles



Overview

Nestled in the heart of Douglas on the Isle of Man, this exquisite executive end terraced townhouse at 77 Derby Road offers a perfect blend of modern luxury and convenient living. Recently fully renovated and refurbished, this property boasts an impressive four reception rooms, providing ample space for both relaxation and entertaining.

The residence features four generously sized double bedrooms, each accompanied by stunning luxury en-suites, ensuring comfort and privacy for all occupants. The thoughtful design and high-quality finishes throughout the home create an inviting atmosphere that is both stylish and functional.

One of the standout features of this property is the delightful balcony and sun terrace located on the first floor, perfect for enjoying the fresh air and picturesque views. Additionally, the property includes off-road parking for up to three vehicles, a rare find in such a central location.

Situated just a 15-minute walk from Douglas city centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities, making this an ideal choice for those seeking a vibrant urban lifestyle while still

enjoying the tranquillity of a residential area.

This townhouse is not just a home; it is a lifestyle choice that combines elegance, comfort, and convenience. Whether you are looking to entertain guests or simply unwind in a luxurious setting, this property is sure to impress. Do not miss the opportunity to make this stunning townhouse your new home.

Additional Information

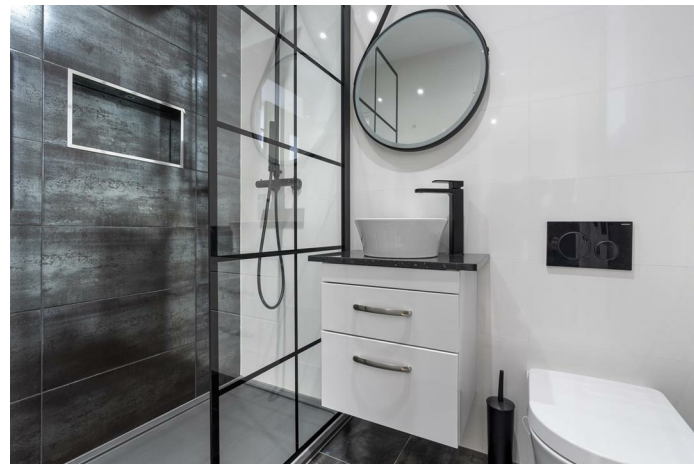
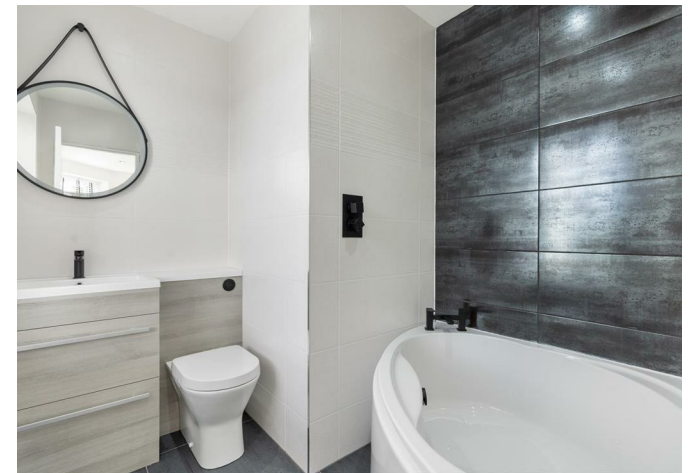
The property has been totally renovated by a family of reputable builders boasting high end fixtures and fittings throughout. It also benefits from easy access to local primary and high schools. The Property Benefits from underfloor heating on the lower ground floor and ground floor.

Directions

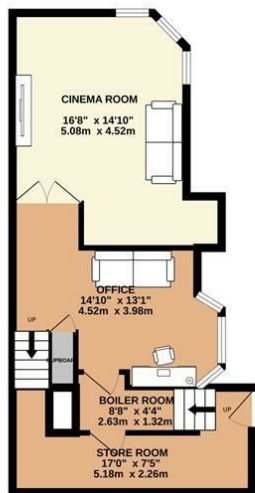
Travelling out of Douglas along the Promenade, turn left after the Villa Marina on to Broadway then Left again on to Derby Road where the property can be easily located at the very top left hand side of Derby Road (immediately prior to Woodbourne Road junction)







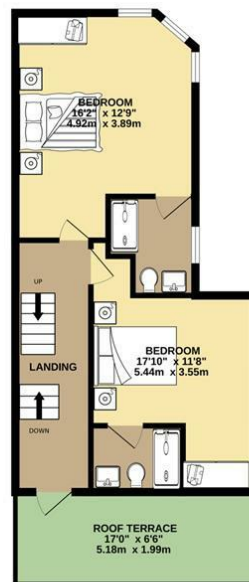
LOWER GROUND FLOOR
473 sq.ft. (43.8 sq.m.) approx.



GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR
479 sq.ft. (44.4 sq.m.) approx.



3RD FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 2328 sq.ft. (216.3 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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