



49, VICTORIA ROAD
DOUGLAS, IM2 4HH

£425,000
FREEHOLD

Unique opportunity to acquire a brand new semi detached Passive home in Douglas. Benefiting from triple glazing throughout and a heat recovery system assisting in a significant reduction in energy costs compared to the normal expenditure levels in a traditionally constructed house.



• Accommodation (situated over three floors) comprises: • Large Lounge Diner with access to a beautiful modern kitchen • 4 Double Bedrooms, Lovely Modern family bathroom, en suite shower room and washroom (WC) • Off road parking for 2 cars and an easy to maintain lawned gardens to front and rear Property is suitable for cash buyers only and is offered for sale with • No Onward Chain • The property has also been registered as tourist accommodation



Overview

Located in the charming Victoria Road in Douglas, this delightful semi-detached house offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

The heart of the home is the inviting reception room, which provides a warm and welcoming atmosphere for family gatherings or entertaining guests. The layout is thoughtfully designed to ensure a seamless flow throughout the living spaces, making it easy to enjoy both quiet evenings and lively social occasions.

Additional Information

ateable Value: £TBA

Rates Payable: £TBA

Inclusions : TBA

School District: SCOILL YN JUBILEE/BHS/SNHS

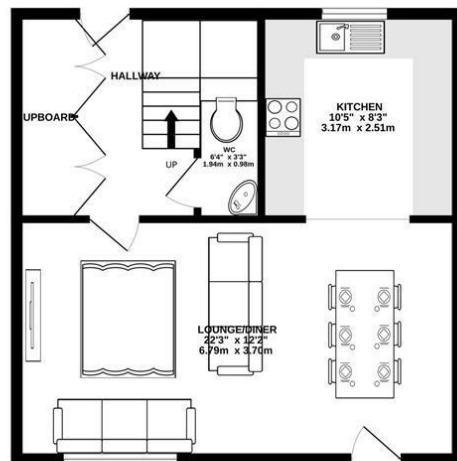
Directions

Travelling along Douglas Promenade turn left at the lights onto Broadway take a right at the next set of lights onto Victoria Road where the property can be found approx 1200 yards up

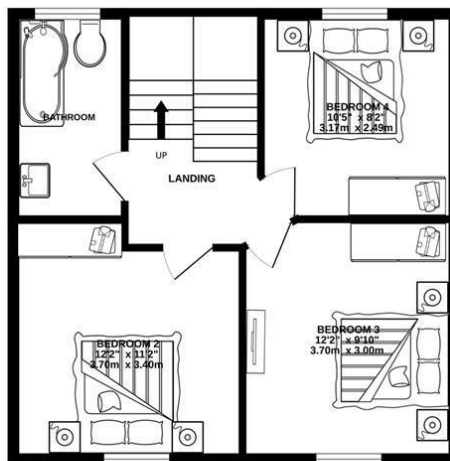
Victoria Road on the left hand side clearly identified by our For Sale Board.



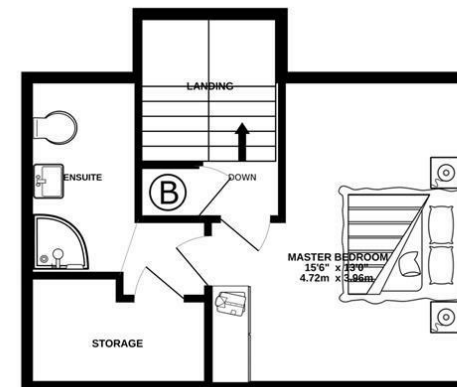
GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



2ND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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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