



49, WOODBOURNE ROAD

DOUGLAS, IM2 3AF

£449,000
FREEHOLD

Spacious and well-maintained, this charming townhouse is ideally located within easy reach of Douglas city centre and local amenities. The property retains many original features and offers a light-filled open-plan lounge diner with feature fireplace, and a generous kitchen diner with integrated appliances and access to a private rear yard.

Set over multiple floors, it includes six bedrooms—five doubles and one single—along with two bathrooms and two separate WCs, providing excellent flexibility for families or shared living. Outside, there is a low-maintenance front garden and enclosed rear yard with access to a service lane. The home benefits from oil-fired central heating and uPVC double glazing throughout. An ideal opportunity to acquire a spacious, character-filled home in a convenient and popular location.



- Well Presented Spacious Town House Within Easy Reach Of Douglas City Centre and Local Amenities
- All Maintained with Many Original Features Retained
- Spacious and Light Open Lounge Diner with Feature Fireplace
- Good Size Kitchen Diner With Integrated Appliances and Access to the Rear Yard
- Six Bedrooms, Five Double Bedrooms and Sixth Single Bedroom Currently Utilised as a Walk In Cupboard
- Two Bathrooms, One to First Floor and One to Second Floor. Two Additional Separate WC's
- Front Garden Laid to Patio Slabs with Shrubs and Bushes. Enclosed Rear Yard with Access to a Service Lane
- Oil Fired Central Heating and uPVC double glazed
- Chain Free



Overview

Spacious and well-maintained, this charming townhouse is ideally located within easy reach of Douglas city centre and local amenities. The property retains many original features and offers a light-filled open-plan lounge diner with feature fireplace, and a generous kitchen diner with integrated appliances and access to a private rear yard.

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Accommodation

Elegant and Spacious Townhouse in a Prime Douglas Location

Character Features | Six Bedrooms | Flexible Family Living

Nestled in a desirable residential area just moments from Douglas city centre, this beautifully maintained townhouse offers a rare

blend of generous living space, period charm, and modern convenience. Thoughtfully cared for over the years, the home retains many original features, lending warmth and character throughout, while offering the space and flexibility that modern families demand. From the moment you step inside, you're greeted by a sense of light and space. The welcoming entrance hall leads through to a large, open-plan lounge and dining room – a wonderful setting for both everyday living and entertaining. Bathed in natural light, this elegant space features high ceilings, decorative mouldings, and a striking feature fireplace that acts as a natural focal point.

To the rear of the property, the kitchen diner provides a superb hub for family life. Generously proportioned and well-appointed with integrated appliances, the kitchen offers ample room for dining and opens directly onto the enclosed rear yard – perfect for enjoying a morning coffee or a quiet moment outdoors. The rear yard also benefits from access to a service lane, adding a practical touch to this inviting outdoor space. Arranged over the upper floors are six well-sized bedrooms, five of which are spacious doubles, providing comfortable accommodation for families of all sizes. The sixth bedroom is currently utilised as a walk-in cupboard, but offers potential as a nursery, home office, or

single bedroom. The layout is enhanced by two well-fitted bathrooms – one on the first floor and another on the second – along with two separate WCs, ensuring convenience and comfort for all residents.

Externally, the home features a low-maintenance front garden, attractively laid with patio slabs and bordered by mature shrubs and bushes, offering privacy and curb appeal. The rear yard is fully enclosed, providing a secure and private space for outdoor activities or storage.

Practical features include oil-fired central heating and modern uPVC double glazing, ensuring year-round comfort and efficiency. The location is both peaceful and convenient, placing you within easy walking distance of schools, shops, transport links, and the vibrant heart of Douglas.

This is a rare opportunity to acquire a substantial and versatile period home in a prime setting, ideal for growing families or those seeking flexible accommodation within close reach of the city centre. With its spacious interiors, characterful touches, and excellent location, this is a home that truly stands out. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Directions

Travelling up Prospect Hill onto Woodbourne Road, continue straight through the Rosemount traffic lights and onto Woodbourne Road. 49 Woodbourne can be found on the left hand side opposite the Back to Health Centre, clearly identified by our For Sale board.





TOTAL: 2365 sq. ft, 221 m²
 FLOOR 1: 912 sq. ft, 85 m², FLOOR 2: 899 sq. ft, 84 m², FLOOR 3: 554 sq. ft, 52 m²
 EXCLUDED AREAS: UNDEFINED: 2 sq. ft, 0 m², WALLS: 186 sq. ft, 16 m²

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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements