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40 Selborne Drive, Douglas, IM2 3NH  
**Asking Price £485,000**

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Introducing a charming semi-detached period home in a highly sought-after location, just a short stroll from local amenities. This home offers generous, flexible living space across two reception rooms ideal for daily living and entertaining. A fitted breakfast kitchen with a practical layout leads to a large utility room with a separate WC, enhancing everyday practicality. Accommodation comprises four double bedrooms, providing versatile space for family, guests, or home offices, complemented by a family bathroom that retains traditional character and charm. Externally there is a large greenhouse and a detached garage to the rear. The property has a private lawned area to front with well established borders. Offered for sale with no onward chain, this home represents a wonderful opportunity to create your own personalized space. Viewing is strongly recommended to fully appreciate the property's size, layout, and potential.



## LOCATION

Travel up Prospect Hill onto Bucks Road and drive through the Rosemount traffic lights onto Woodbourne Road. Take the third turning on the left onto Alexander Drive and take the second turning on the right into Selborne Drive. Proceed over the Stop sign straight ahead and the property can be clearly identified by For Sale Board on the right hand side.

## ENTRANCE

4' 11" x 4' 11" (1.5m x 1.5m)

## ENTRANCE HALL

6' 3" x 21' 8" (1.9m x 6.6m)

## LIVING ROOM

14' 5" x 16' 5" (4.4m x 5m)

## DINING ROOM

16' 1" x 16' 9" (4.9m x 5.1m) Max

## KITCHEN

11' 6" x 20' 0" (3.5m x 6.1m)

## UTILITY

11' 6" x 12' 2" (3.5m x 3.7m)

## BOILER ROOM

2' 7" x 4' 11" (0.8m x 1.5m)

## SEPARATE WC

## FIRST FLOOR

## MASTER BEDROOM

20' 0" x 13' 1" (6.1m x 4m)

## BEDROOM

13' 5" x 13' 5" (4.1m x 4.1m)

## BATHROOM

8' 2" x 9' 2" (2.5m x 2.8m)

## BEDROOM

11' 6" x 8' 10" (3.5m x 2.7m)

## STAIRS TO SECOND FLOOR

## ROOM

19' 4" x 20' 0" (5.9m x 6.1m)

## OUTSIDE

The property is approached via a pleasant path to the front door, leading to a private lawned area framed by well-established borders filled with a variety of plants and shrubs, creating a secluded and tranquil welcome.

DETACHED GARAGE (14'9" x 9'0")

Store (13'9" x 7'1")

Greenhouse (18'8" x 8'7")

## SERVICES

Mains water, electricity and drainage. Oil central heating.

## VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

## POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors









**TOTAL: 1945 sq. ft, 182 m<sup>2</sup>**  
 FLOOR 1: 964 sq. ft, 90 m<sup>2</sup>, FLOOR 2: 748 sq. ft, 70 m<sup>2</sup>, FLOOR 3: 233 sq. ft, 22 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 8 sq. ft, 1 m<sup>2</sup>, LOW CEILING: 127 sq. ft, 12 m<sup>2</sup>, WALLS: 165 sq. ft, 14 m<sup>2</sup>  
 FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since 1854



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