



13 Harcroft Avenue, Saddlestone, Douglas, Isle Of Man, IM2 1PF
Asking Price £449,950



- **Detached Bungalow With Self-Contained One Bedroom Annexe In Saddlestone**
- **Bright Living And Dining Room With Abundant Natural Light Throughout**
- **Two Double Bedrooms Plus Versatile Single Bedroom Or Study**
- **Annexe Includes Private Entrance, Kitchen, Lounge, And Patio Access**
- **South-Facing Flat Rear Garden Ideal For Outdoor Enjoyment**
- **Ample Driveway Parking For At Least Four Vehicles**



13 Harcroft Avenue, Saddlestone, Douglas, Isle Of Man, IM2 1PF

Superbly located in the ever-popular Saddlestone area, this detached property offers a rare opportunity to acquire a spacious three-bedroom bungalow complete with a separate one-bedroom annexe. Ideal for multi-generational living or generating additional income, the home provides flexibility and space to suit a wide range of needs.

The main bungalow boasts a bright and generously sized living and dining room, enhanced by large windows at both the front and rear that flood the space with natural light, creating an inviting and airy atmosphere. The well-proportioned kitchen is practical and neatly arranged, offering plenty of worktop and storage space for daily living.

Accommodation includes two comfortable double bedrooms, along with a third single bedroom which would make an ideal home office, nursery, or guest room. A spacious family bathroom with a neutral suite completes the internal layout of the main home.

The self-contained annexe benefits from its own private entrance, offering a thoughtfully designed layout that includes an open-plan living, kitchen, and dining space. A large double bedroom and a modern bathroom provide complete independent living, with sliding patio doors in several rooms offering seamless access to the rear garden and allowing for plenty of natural light.

Outside, the property features well-maintained front and rear gardens. The rear garden is flat, south-facing, and enjoys excellent sun exposure throughout the day—perfect for outdoor relaxation and entertaining.

Additional features include ample off-road driveway parking for at least four vehicles, oil-fired central heating in the main bungalow, and gas central heating in the annexe, allowing for independent control and efficiency in both dwellings.

This is a fantastic opportunity to acquire a flexible and well-maintained property in a sought-after location. Early viewing is highly recommended to appreciate the space, potential, and lifestyle on offer.







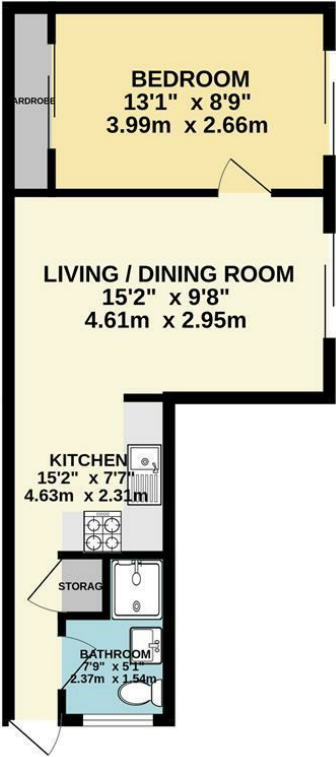






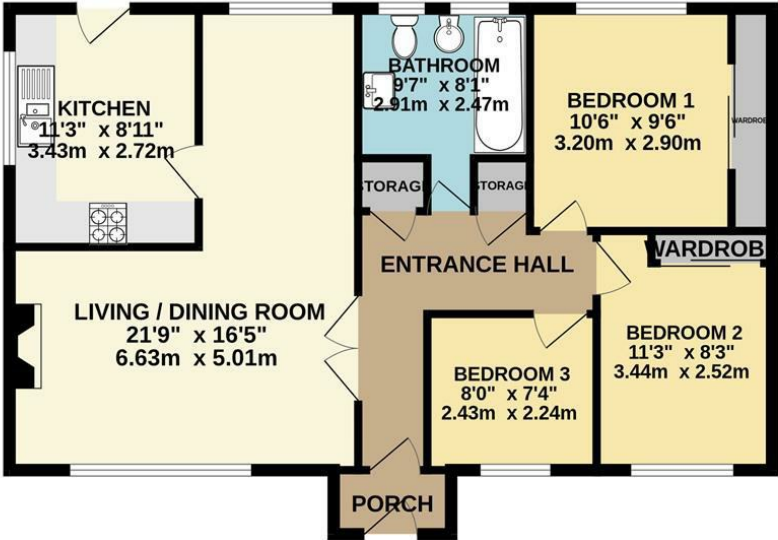
13 Harcroft Avenue, Saddlestone, Douglas, Isle Of Man, IM2 1PF





TOTAL FLOOR AREA : 1188 sq.ft. (110.3 sq.m.) approx.
Not to scale-for identification purposes only
Made with Metropix ©2025

GROUND FLOOR
1188 sq.ft. (110.3 sq.m.) approx.



DOUGLAS
37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF
T 01624 620606
F 01624 677363
E info@deanwood.co.im

CASTLETOWN
COMPTON HOUSE
9 CASTLE STREET CASTLETOWN
ISLE OF MAN IM9 1LF
T 01624 825995
F 01624 825996
E castletown@deanwood.co.im

RAMSEY
LEZAYRE HOUSE
87 PARLIAMENT STREET
RAMSEY ISLE OF MAN IM8 1AQ
T 01624 816111
F 01624 816588
E ramsey@deanwood.co.im

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

FOR MORE PROPERTIES VISIT OUR WEBSITE @ **deanwood.im**