



3a Derby Road, Douglas, Isle Of Man, IM2 3ES
Asking Price £230,000

- Two bedroom cottage
- Great location close to town
- Outdoor patio area
- Great investment or first time buyer opportunity



A charming two-bedroom cottage ideally located in a convenient and well-connected area of Douglas.

This characterful home offers well-proportioned accommodation throughout and would make an excellent opportunity for a first-time buyer or an investor looking for a rental property. The property benefits from generous storage options, adding to its practicality and appeal.

Externally, there is a private outdoor yard — a great space with plenty of potential to create a pleasant seating or entertaining area.

Situated in a sought-after location within easy reach of local amenities, transport links and Douglas town centre, 3a Derby Road presents an exciting opportunity to acquire a home with character and scope in a fantastic setting.









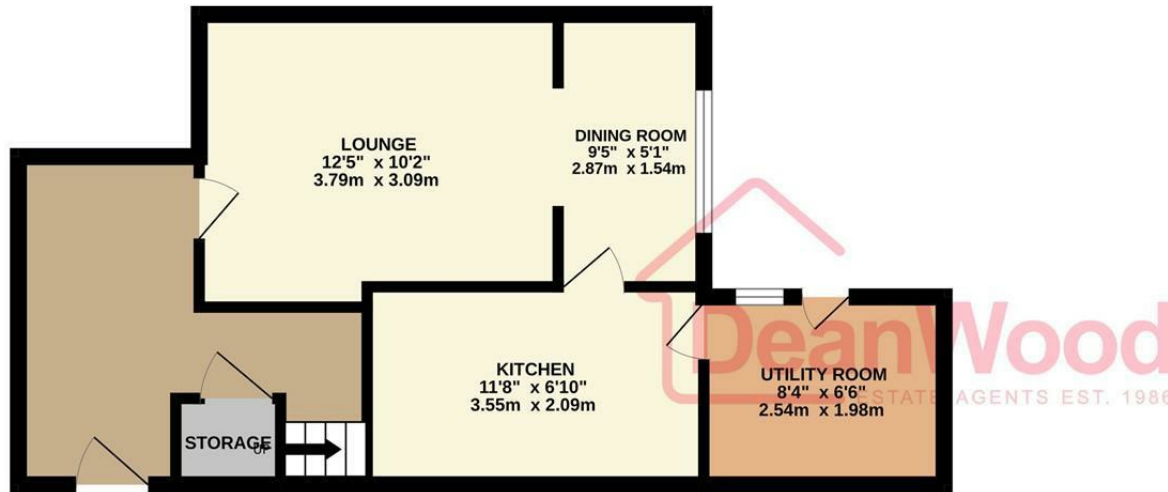




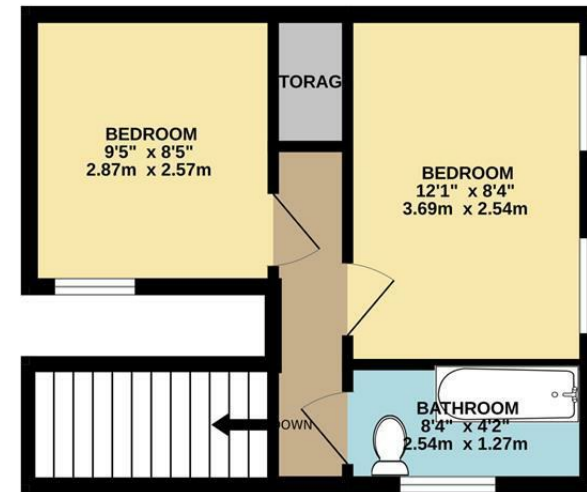
3a Derby Road, Douglas, Isle Of Man, IM2 3ES



GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.

Not to scale-for identification purposes only
Made with Metropix ©2026

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