



ASKING PRICE

£434,950



## THE DETAILS



41 Champion Way

Douglas

£434,950

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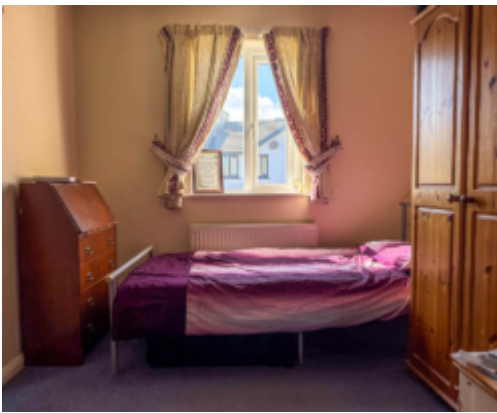
PROPERTY DETAILS FOR  
41 Champion Way, Douglas



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PROPERTY DETAILS FOR

## 41 Champion Way, Douglas

### THE DESCRIPTION

- Extended semi-detached family home in Governors Hill
- Walking distance to local amenities and bus routes, 5 minutes to Douglas town centre
- Spacious lounge diner with French doors to rear garden
- Fitted Kitchen with a range of wall and base units and integrated appliances
- Family Room/Snug with access to garden and integral garage
- 4 Bedrooms, 2 Bathrooms 1 En-suite)
- Downstairs WC and under-stairs storage cupboard
- Integral garage (ideal for storage)
- Gas-fired central heating, uPVC double glazing (installed 2015)
- Off-street parking for 2 vehicles
- Private, fully enclosed rear garden with decking area

### THE PROPERTY

Black Grace Cowley are delighted to present 41 Champion Way, a well-proportioned and extended four-bedroom semi-detached family home, located in the highly sought-after Governors Hill area.

Upon arrival, the property offers a front lawn garden and off-street parking for two vehicles. A step leads up to the entrance hall, where there is access to a convenient downstairs WC and a useful under-stairs storage cupboard.

The ground floor boasts a spacious lounge diner extending from front to rear, featuring a large front-facing window and French patio doors opening onto the rear garden, allowing for plenty of natural light. The fitted kitchen is accessible from both the hallway and dining area and offers a range of wall and base units with integrated appliances, along with a rear-facing window. From the kitchen, there is access to a versatile family room/snug, which also benefits from sliding doors to the garden and internal access to the integral garage.



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To the first floor, a generous landing leads to four bedrooms. The master bedroom is a large double with built-in wardrobes and a private en-suite shower room. Bedrooms two and three are also well-sized doubles, while bedroom four is a single room positioned to the front of the property. The family bathroom is located to the rear and comprises a panelled bath, wash hand basin, and WC.

Externally, the property benefits from a private, fully enclosed rear garden, complete with a decking area ideal for outdoor entertaining and enjoying evening sun.

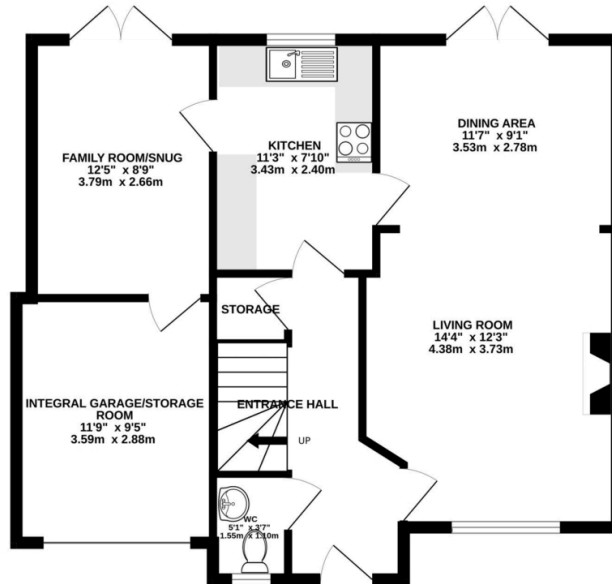
Situated within walking distance of local amenities and bus routes, the property is also conveniently located just a 5 minute drive from Douglas town centre, 10 minutes from Noble's Hospital, and approximately 15–20 minutes from Ronaldsway Airport.

Early viewing is highly recommended to fully appreciate the space and flexibility this family home has to offer.

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# FLOORPLAN

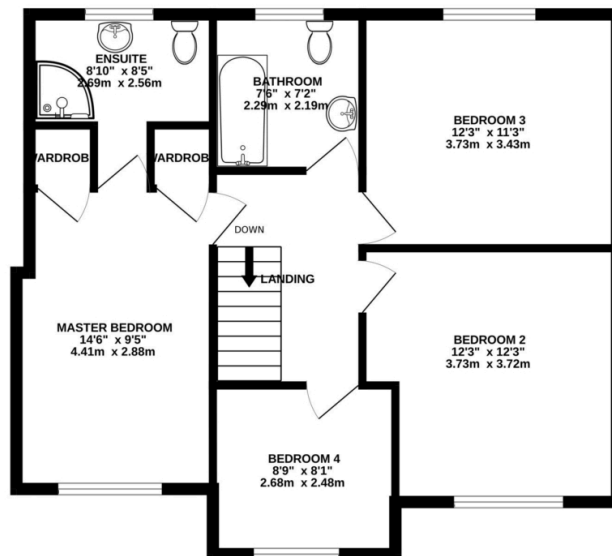
GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR  
687 sq.ft. (63.8 sq.m.) approx.

e: |

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TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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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