

Retail  
Development  
Industrial  
Investment  
Office



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## FOR SALE CONVERTED SEMI

Ingleby, 20 Selborne Drive,  
Douglas, Isle of Man, IM2 3LP  
Asking price: £499,000



- Prominent central location
- Two flats and a detached garage
- Investment opportunity
- Vacant on possession

### Description

An exciting opportunity has arisen to acquire this freehold, semi-detached property bursting with character and potential. Originally a spacious single dwelling, the home was converted into two self-contained flats in the 1970s and now presents a rare chance for transformation. Offered with vacant possession, it's the perfect blank canvas for investors or homeowners ready to unlock its full promise.

The ground floor flat offers a spacious and well-balanced one bedroom layout, including a generous lounge that provides ample room for relaxed living. The kitchen is a good size with potential for modernisation, while the large bedroom and well-proportioned bathroom complete the accommodation. This flat also enjoys direct access to a small rear yard, providing a touch of outdoor space to enjoy.

The upper flat spans two floors and offers flexible living with space for two or even three bedrooms. Upon entering, you're welcomed by an expansive communal hallway – once the home's original reception room – currently underutilised but brimming with potential for redesign. A small store room sits on the half landing. The first floor houses a compact bedroom, a comfortable lounge, a modest bathroom, and a generously sized kitchen. Upstairs on the second floor are two further bedrooms, both light filled and spacious.

Gas services are connected to both flats, and fire alarm and detection systems are already in place. The entire property is fitted with double-glazed windows, ensuring comfort and energy efficiency throughout.

Externally, the home features a paved front garden framed by surrounding greenery, a rear yard, and a sizeable garage – perfect for storage, workshop use, or future development. Importantly, the layout still lends itself to being converted back into a substantial single family residence by reinstating the original internal connection between the two flats.

## Location

From Douglas City Centre, head up Prospect Hill and continue onto Bucks Road. After passing through the traffic lights at Rosemount, take the second left onto Alexander Drive. Then, take the second right onto Selborne Drive. The property is located approximately 200 yards on the right, just after the junction with Tennis Road.

## Services

All mains services are provided. Gas central heating.

## Possession

Vacant on possession.

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.

