



3a Derby Road, Douglas, Isle Of Man, IM2 3ES  
Asking Price £219,999

- 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.

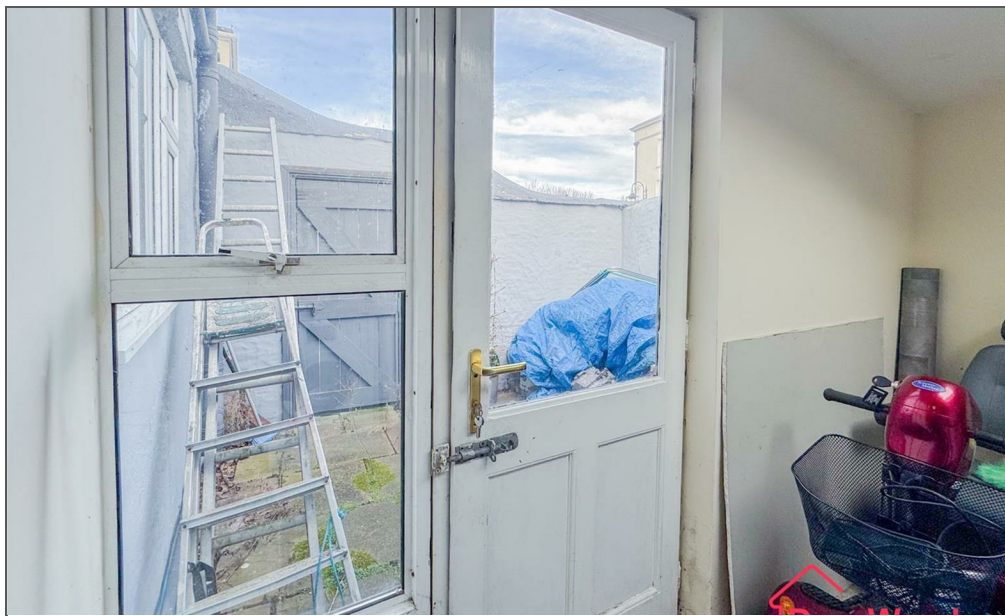
Externally, there is a private outdoor yard — a great space with plenty of potential to create a pleasant seating or entertaining area.

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.











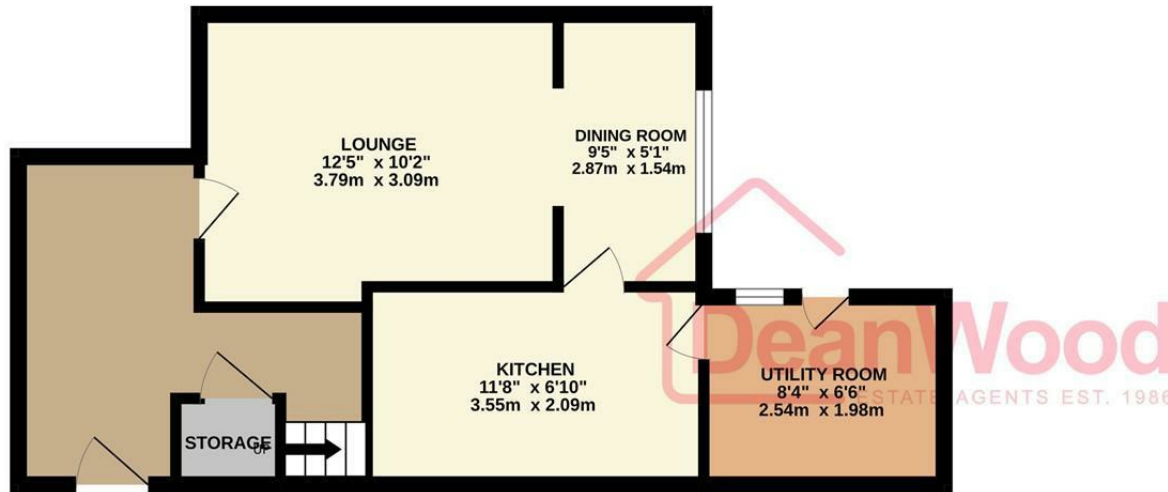


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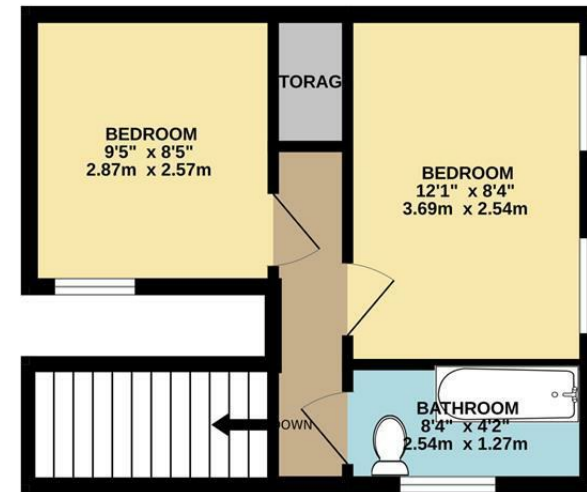
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GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



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  
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**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

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