

**32 Derby Road, Douglas, IM2 3ET**

**Asking Price £400,000**



### **Imposing and Deceptively Spacious End of Terrace Town House**

**Situated in a Convenient Residential Location Close to Douglas Town Centre and Amenities**

**The Property has Undergone Substantial Renovations and Refurbishment and is Presented to a Super Standard.**

#### **Property Comprises:**

**Accommodation Situated Over 4 Floors**

**Large Lounge opening on to**

**Dining Room**

**Modern Fitted Kitchen**

**6 Bedrooms Including Magnificent Top Floor 2nd Master Benefitting from Sea Views**

**4 Bathrooms (2 Ensuites plus 1 Shower Room and 1 Bathroom)**

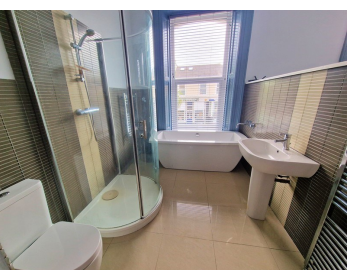
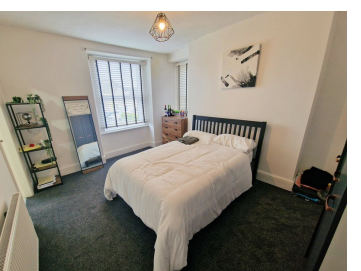
**Oil Fired Central Heating**

**Recently Installed uPVC Double Glazed Windows Throughout**

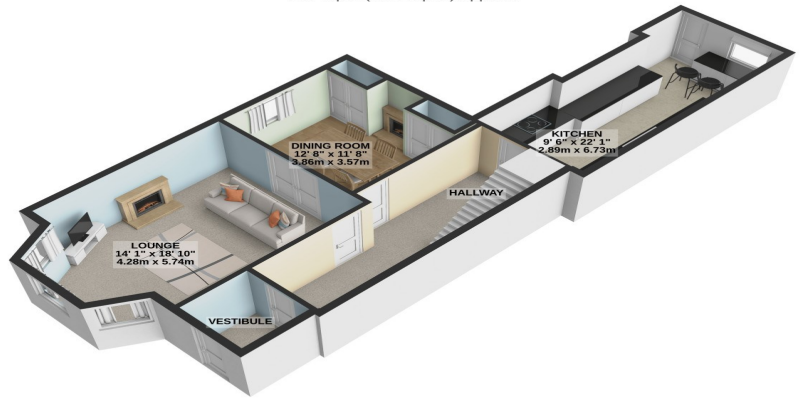
**Sunny Rear Courtyard**

**Viewings Highly Recommended**

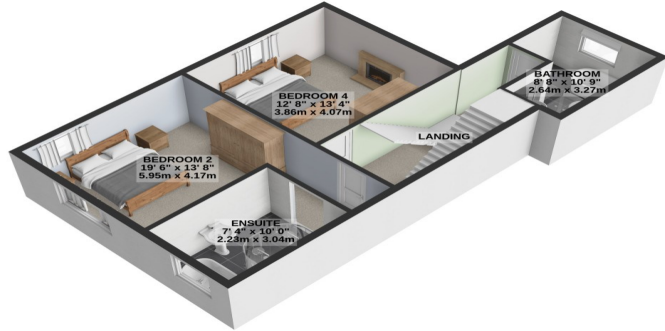
**Directions:** Travelling Along Douglas Promenade, turn Left just after Villa Marina on to Broadway then Next Left on to Derby Road. Proceed up Derby Road where the Property can be Located on the Right Making the Corner of Derby Road and Melbourne Street



GROUND FLOOR  
764 sq.ft. (70.9 sq.m.) approx.



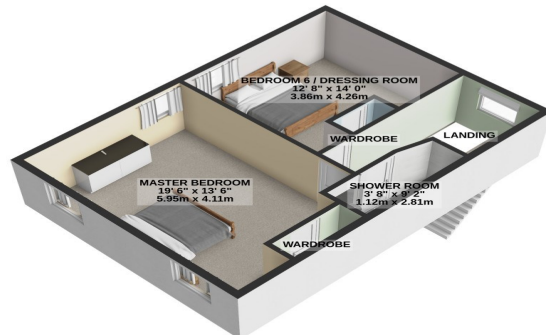
1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



2ND FLOOR  
538 sq.ft. (49.9 sq.m.) approx.



3RD FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 2453 sq.ft. (227.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024