



2 Beechwood Rise, Douglas, IM2 5NE

Spacious Approx. 2,754sq/ft Detached 4/5 Bed House in Need of Refurbishment Throughout. Situated in a Quiet & Sought After Cul-De-Sac Location Within Short Proximity of Douglas' City Centre. Annex Allowing for Multi-Generational Living. Lawned Front & Rear Gardens. Integral Double Garage & Driveway.

£599,000

Property Overview

Property Type	Detached
Receptions	3
Bedrooms	4
Bathrooms	2
En-Suites	1

Property Details

Property Type	Detached	Cloakroom	1
Receptions	3	Heating	Oil Fired Central Heating
Bedrooms	4		uPVC Double Glazed
Bathrooms	2	Windows	
En-Suites	1	Front Garden	Lawned
		Rear Garden	Lawned
		Garage	Integral Double



Simon Dixon

Associate Director
sdixon@cowleygroves.com
01624 625888

Property Description

Accommodation

Ground Floor

- Entrance Porch (approx. 6'5 x 5'5)
- Entrance Hallway (approx. 24'0 max x 18'5 max)
- Lounge (approx. 26'7 x 21'1): Set of sliding uPVC double glazed doors opening out onto the rear garden and a paved patio area.
- Kitchen (approx. 15'9 x 13'9): Fitted with a wide range of cream fronted base, wall and drawer units. Work surfaces incorporate a stainless steel double bowl sink with a mixer tap over and drainer. Integrated appliances include: a Beko double oven, AEG four ring halogen hob with an extractor hood above and a Bosch dishwasher.
- Utility Room (approx. 10'0 x 8'7): Work surface incorporating a stainless steel single bowl sink with a mixer tap over and drainer. Space for a washing machine and tumble dryer. Frosted uPVC double glazed door leading out to the side of the property.
- Downstairs W.C. (approx. 7'5 x 4'5): Fitted with a two piece suite comprising of a pedestal wash hand basin and W.C.
- Dining Room (approx. 15'9 x 12'4)
- Study/Bedroom 5 (approx. 10'0 x 9'9)
- Kitchenette (approx. 9'9 x 7'5): Work surface incorporating a sink. uPVC double glazed door providing access to the side of the property.
- Shower Room (approx. 9'9 x 2'7): Fitted with a white three piece suite comprising of walk-in shower cubicle, pedestal wash hand basin and W.C.

First Floor

- Landing (approx. 9'8 max x 6'9): Loft access.
- Bedroom 1 (approx. 15'1 x 11'4). Door into:
- En-Suite (approx. 11'1 x 9'7 max): Fitted with a five piece suite comprising of a panel bath tub, shower cubicle, pedestal wash hand basin, bidet and W.C.
- Bedroom 2 (approx. 12'7 x 10'10): Distant hillside views over the rear garden.
- Bedroom 3 (approx. 13'4 x 10'10): Distant hillside views over the rear garden.
- Bedroom 4 (approx. 15'1 x 10'3)
- Family Bathroom (approx. 7'9 max x 7'3): Fitted with a three piece suite comprising of a panel bath tub with a

shower attachment over and glass splash screen, pedestal wash hand basin and W.C.

Outside

To the front of the property there is a lawned garden, gated access to both sides and a large driveway providing off road parking for at least four vehicles and access to the double garage.

To the rear of the property there is a good size lawned garden with mature shrub boundaries. Oil bulk storage tank.

Integral Double Garage (approx. 20'7 x 19'5)

Fitted with two up and over garage doors. Firebird oil fired central heating boiler. Modern electric fuse box, fitted in recent years. Water tap. Power and light connected.

Services

All main services are connected. Oil fired central heating. uPVC double glazed throughout.

Rates

Isle of Man Government Treasury: £1,270.53 (2024/25).

Douglas City Council: £1,348.48 (2025/26).

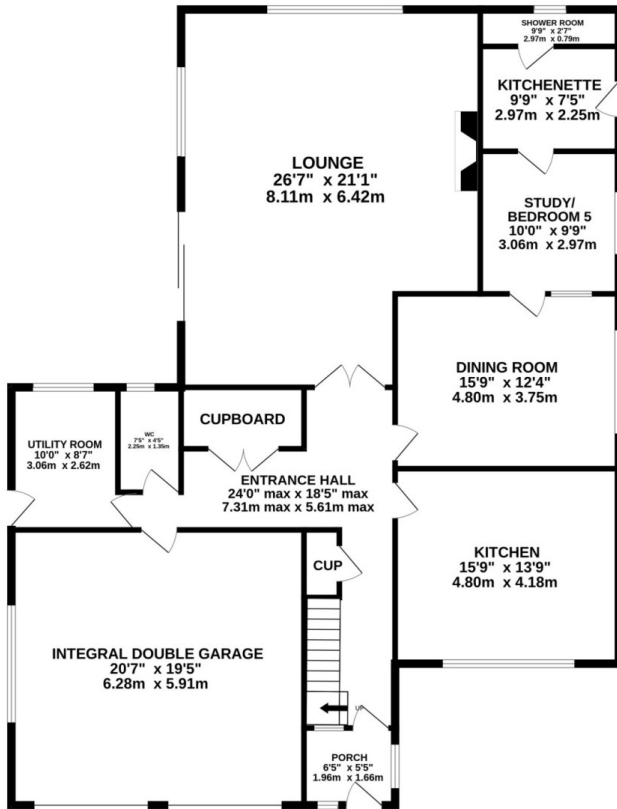
Directions

Travelling from the St. Ninian's crossroads, continue along Ballanard Road and turn left at the roundabout junction with Johnny Watterson's Lane. Proceed down the hill and take the first left hand turning, into Beechwood Rise, and bear round to the left where number two can be found a short distance along, clearly identified by our For Sale board.

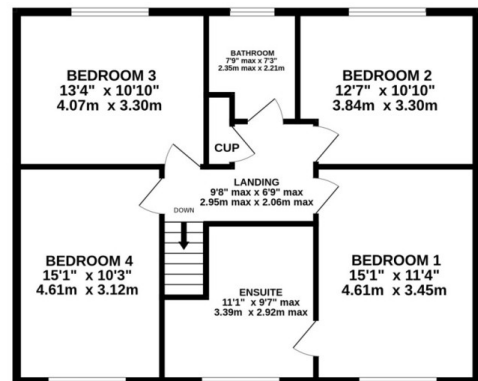




GROUND FLOOR
1911 sq.ft. (177.5 sq.m.) approx.



1ST FLOOR
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 2754 sq.ft. (255.8 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.
Made with Metropix ©2025

