



58 Woodbourne Road, Douglas, IM1 3AW

Mid-terrace 5 bed townhouse set over 5 floors, including a large basement & attic room. Situated in the centre of Douglas within walking distance of local shops, schools, restaurants & amenities. Private off road parking for 2 vehicles.

£425,000

Property Overview

Property Type	Terraced
Receptions	3
Bedrooms	5
Bathrooms	2

Property Details

Property Type	Terraced	Cloakroom	1
Receptions	3	Heating	Gas Fired Central Heating
Bedrooms	5	Windows	uPVC Double Glazed
Bathrooms	2	Front Garden	Patio Garden
		Rear Garden	Patio Garden
		Garage	Driveway



Leah Drinkwater

Sales Negotiator

ldrinkwater@cowleygroves.com

01624 625888

Property Description

Accommodation

Ground Floor

- Entrance Porch Area
- Entrance Hallway
- Lounge/Diner (approx. 29'9 into Bay x 11'5)
- Kitchen (approx. 17'7 x 8'9)

Basement

- Large basement with raised storage areas (approx. 25'11 max x 17'3)
- Utility Room (approx. 13'4 x 7'3)
- W.C.

First Floor

- Landing
- Lounge/Bedroom 1 (approx. 17'3 x 12'10)
- Bedroom 2 (approx. 13'1 x 11'5)
- Bedroom 3 (approx. 10'7 x 8'9)
- Bathroom (approx. 7'0 x 4'11)

Second Floor

- Landing
- Bedroom 4 (approx. 12'10 x 11'5)
- Bedroom 5 (approx. 13'1 x 11'5)
- Bathroom (approx. 9'6 x 5'10)

Attic Room (approx. 17'4 x 8'9)

Eaves storage cupboards

Outside

To the front of the property there is an easily maintained patio area with a mature tree. Dwarf wall boundaries with wrought iron railings and a gate providing access to the footpath leading to the front door.

To the rear of the property there is a good size block paved yard area, accessed via a double garage door, providing off road parking for two vehicles.

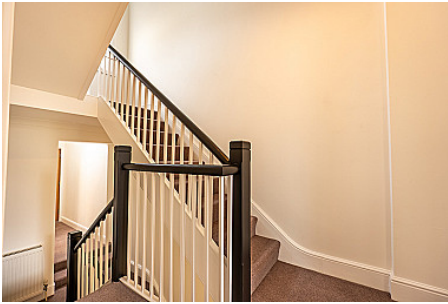
Services

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

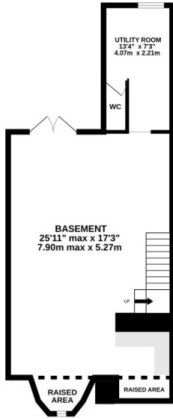
Directions

Travelling up Prospect Hill onto Bucks Road, proceed onto Woodbourne Road and continue to Woodburn Square gardens, where number fifty eight can be found on the right hand side, clearly identified by our For Sale board.





BASEMENT
567 sq.ft. (52.7 sq.m.) approx.



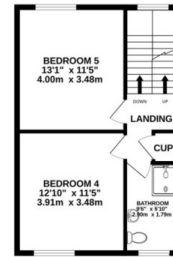
GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



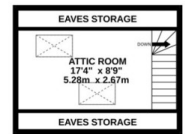
1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



2ND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



3RD FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA: 2523 sq.ft. (234.4 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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