



29 Marathon Avenue, Douglas, IM2 4JB

Terraced 3 bed property situated in a quiet cul-de-sac location within close proximity of Douglas' town centre. Newly fitted windows, carpets & bathroom. Large top floor hobbies room/potential bedroom 4. Driveway providing off road parking for 3 vehicles.

£369,950

Property Overview

Property Type	Terraced
Receptions	2
Bedrooms	3
Bathrooms	1

Property Details

Property Type	Terraced	Heating	Gas Fired Central Heating
Receptions	2		uPVC Double Glazed
Bedrooms	3	Windows	
Bathrooms	1	Front Garden	Lawned
		Rear Garden	Easily Maintained
		Garage	Driveway



Leah Drinkwater

Sales Negotiator

ldrinkwater@cowleygroves.com

01624 625888

Property Description

Specification

- Newly fitted windows throughout in 2025
- Newly fitted front and rear doors
- Newly fitted carpets throughout
- New boiler installed in 2021
- Updated bathroom in 2026
- Staircase added to provide access to the top floor

Accommodation

Ground Floor

- Entrance Porch (approx. 6'0 x 3'3)
- Entrance Hallway (approx. 13'8 x 8'2 max)
- Living Room (approx. 15'9 into Bay x 13'4)
- Dining Room (approx. 11'11 x 11'1)
- Kitchen (approx. 8'5 x 8'3)
- Rear Hallway (approx. 6'0 x 4'11)
- Utility Room (approx. 9'10 x 7'4)

First Floor

- Landing (approx. 8'2 x 6'9)
- Bedroom 1 (approx. 13'6 x 11'1)
- Bedroom 2 (approx. 11'11 x 11'1)
- Bedroom 3 (approx. 10'2 x 8'2)
- Family Bathroom (approx. 8'6 x 8'2)

Top Floor

Hobbies Room/Potential Bedroom 4 (approx. 18'11 x 14'1)

Outside

To the front of the property there is a lawned garden with a Manx palm tree and mature shrubs. Mixture of walled and fenced boundaries, with a gate providing access to the footpath leading to the front door.

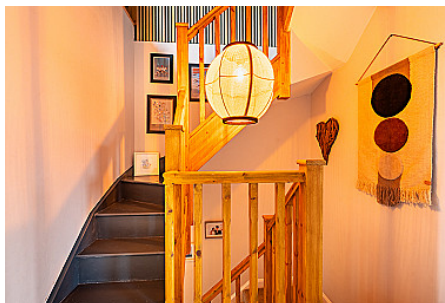
To the rear of the property there is a set of double gates providing access from the rear lane to a good size Manx stone paved driveway/courtyard area providing off road parking for up to 3 vehicles.

Services

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

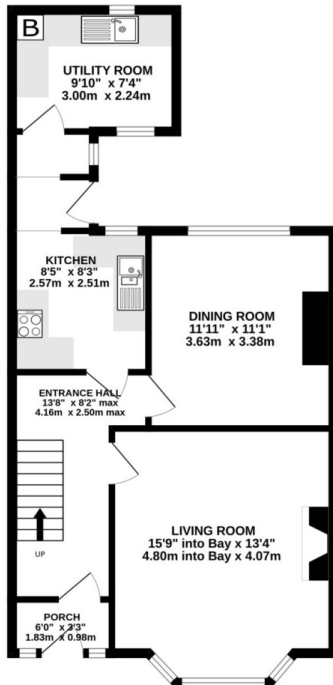
Directions

Travelling along Douglas Promenade, continue past the Gaiety Theatre and bear left at the roundel, proceed up Broadway and turn right at the traffic lights on Victoria Road. Take the fifth turning on the left hand side onto Princes Road. Take the second right hand turning into Marathon Avenue and continue to the end of the cul-de-sac where number twenty nine can be found on the left hand side, clearly identified by our For Sale board.

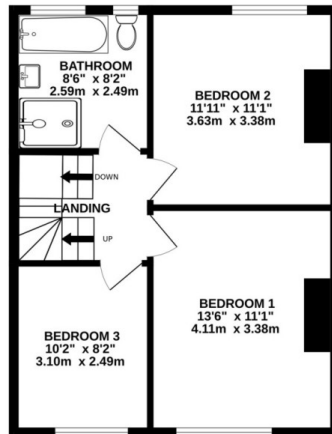




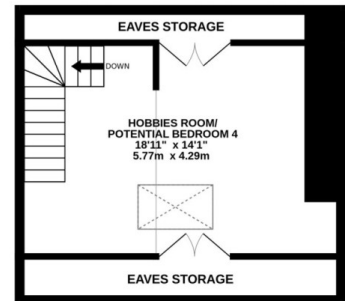
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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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