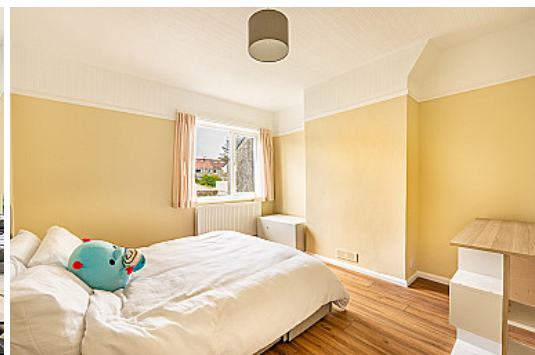




15 Marathon Avenue, Douglas, IM2 4JA

Terraced 3 bed property situated in a quiet cul-de-sac location within close proximity of Douglas' town centre. Newly fitted air source heat pump & newly fitted uPVC double glazing throughout. Large top floor hobbies room/potential bedroom 4. Single garage.

£365,000

Property Overview

Property Type	Terraced
Receptions	3
Bedrooms	3
Bathrooms	1

Property Details

Property Type	Terraced	Heating	Air Source Heat Pump
Receptions	3		
Bedrooms	3	Windows	uPVC Double Glazed
Bathrooms	1	Front Garden	Lawned
		Rear Garden	Patio Garden
		Garage	Single



Leah Drinkwater

Sales Negotiator

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Property Description

Specification

- Newly fitted Air Source Heat Pump in 2023
- Newly fitted windows throughout in 2024
- Newly fitted carpets throughout
- Updated bathroom and W.C. in 2026 - due to be completed (photos to follow)
- New fuse box installed

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) (into Bay 14'10)
- Kitchen (approx. 10'5 x 8'6)
- Office (approx. 8'1 x 8'6)

First Floor

- Landing (approx. 8'2 x 6'9)
- Bedroom 1 (approx. 13'9 x 11'1)
- Bedroom 2 (approx. 11'11 x 11'1)
- Bedroom 3 (approx. 9'5 x 8'2)
- Family Bathroom (approx. 8'6 x 8'2)

Top Floor

Hobbies Room/Potential Bedroom 4 (approx. 17'9 x 14'1)

Outside

To the front of the property there is a lawned garden providing access to the footpath leading to the front door. At the back

of the property there is potential for parking or a garden.

Single Garage (approx. 16'10 x 9'2)

Located a short walk from the rear of the property.

Services

All main services are connected. Air Source Heat Pump added 2023. uPVC double glazed throughout also added 2023.

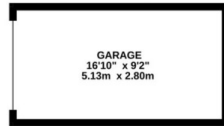
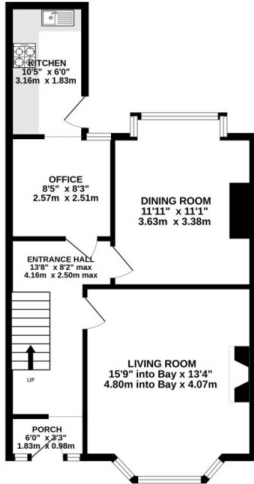
Directions

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 near the bend where number fifteen can be found on the left hand side, clearly identified by our For Sale board.

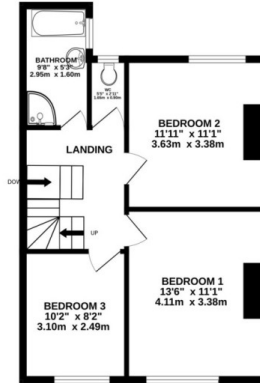




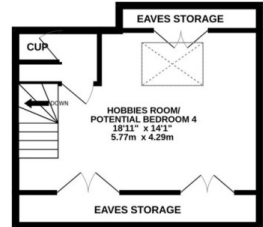
GROUND FLOOR



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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