



99 Anagh Coar Road, Douglas, IM2 2BL

Semi-detached 3 bed house situated in a popular location within walking distance of Anagh Coar School & local amenities. Located on a regular bus route into Douglas & within a short drive from the town centre. Lawned front & rear gardens. Large driveway. No onward chain.

£275,000

Property Overview

Property Type	Semi-Detached
Receptions	1
Bedrooms	3
Bathrooms	1

Property Details

Property Type	Semi-Detached	Heating	Gas Fired Central Heating
Receptions	1		uPVC Double Glazed
Bedrooms	3	Windows	
Bathrooms	1	Front Garden	Lawned
		Rear Garden	Lawned
		Garage	Driveway



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Property Description

Accommodation

Ground Floor

- Entrance Hallway (approx. 6'0 x 4'6)
- Living Room (approx. 14'3 x 13'2 max)
- Kitchen/Diner (approx. 16'2 x 9'7)

First Floor

- Landing: Access to a partly boarded loft space
- Bedroom 1 (approx. 14'1 x 9'3)
- Bedroom 2 (approx. 9'11 x 9'9 max)
- Bedroom 3 (approx. 10'4 x 6'7)
- Bathroom (approx. 7'3 max x 6'1)

Outside

To the front of the property there is a lawned garden area with a set of steps leading up to the front door. Driveway to one side providing off road parking for up to three vehicles and access to the rear garden.

To the rear of the property there is a good size patio area with steps leading up to a two-tiered lawned garden with dwarf walled and fenced boundaries.

Inclusions

All curtains and carpets.

Services

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

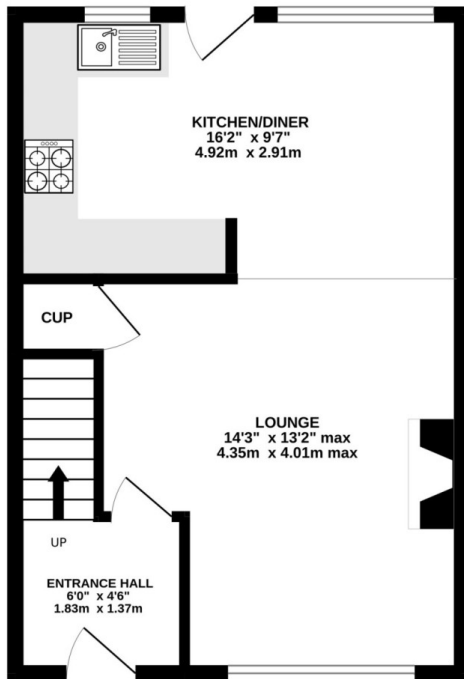
Directions

Travelling from the Quarterbridge along New Castletown Road, continue through the first set of traffic lights and proceed for a short distance to the second set, turning right onto Annacur Lane. Follow the road along, bearing left onto Cushag Road, and continue onto Anagh Coar Road, where number ninety nine can be found on the right hand side, shortly before the

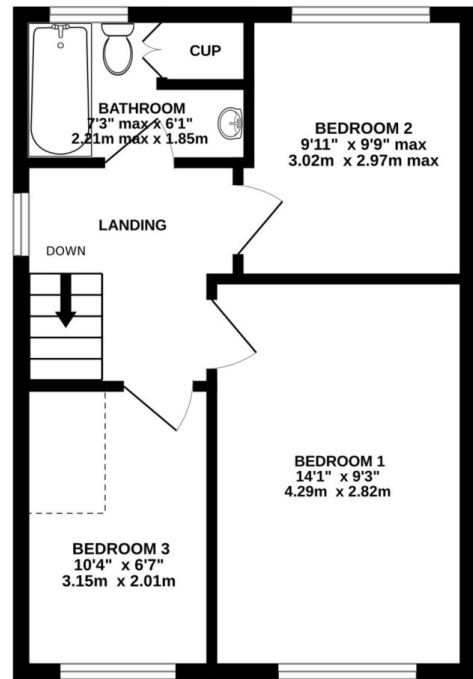
turning into Close Kennish, clearly identified by our For Sale board.



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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