



31 Oakhill Close, Douglas, IM2 6HU

End of terrace 2 bed property situated in a quiet cul-de-sac within a convenient location for the University College, local shops & Willaston School. Rear south facing lawned garden. Driveway.

£265,000

Property Overview

Property Type	Terraced
Receptions	1
Bedrooms	2
Bathrooms	1

Property Details

Property Type	Terraced	Windows	uPVC Double Glazed
Receptions	1	Front Garden	Lawned
Bedrooms	2	Rear Garden	Lawned
Bathrooms	1	Garage	Driveway



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Property Description

Specification

Recently re-pebble dashed.

Accommodation

Ground Floor

Entrance Porch (approx. 3'11 x 3'0)

uPVC double glazed window and front door. Cupboard housing the fuse box. Obscured glazed door provides access into:

Entrance Hallway

Stairway access to the first floor. Door into:

Lounge/Diner (approx. 19'8 x 11'8 max)

Two dual aspect uPVC double glazed windows overlooking the front and side aspects. Obscured glazed window and door providing access into:

Kitchen (approx. 11'8 x 7'10)

Fitted with a modern range of white gloss fronted base, wall and drawer units. Work surfaces incorporate a single bowl sink with a mixer tap over and drainer. Tiled splashbacks. Appliances include: a Zanussi double electric oven with a Zanussi four ring halogen hob and extractor fan above. Integrated Zanussi slim-line dishwasher. Slot-in Hotpoint washing machine, fitted within the last 12 months and is included in the sale. Integrated Zanussi fridge/freezer. Cupboard housing the Vaillant gas fired central heating boiler. uPVC double glazed window and a frosted uPVC double glazed door providing access out to the sunny rear garden. Under unit lighting.

First Floor

Landing

Loft access hatch.

Bedroom 1 (approx. 11'9 x 11'1)

uPVC double glazed window overlooking the University College playing fields and providing distant views over to The Grandstand and Douglas Head. Freestanding wardrobes with pull-out drawers which can be included in the sale. Built-in storage cupboard with fitted slatted shelving and heated pipes.

Bedroom 2 (approx. 11'9 x 9'11)

uPVC double glazed window overlooking the front aspect. Storage cupboard with fitted hanging rail and shelf.

Family Bathroom (approx. 6'8 x 5'5)

Recently fitted with a three piece suite comprising of a panel bath tub with an electric shower attachment over, splash screen and tiled surround, vanity wash hand basin and W.C. Heated towel rail. Frosted uPVC double glazed window. Half tiled walls.

Outside

To the front of the property there is a small lawned garden area with a driveway to one side providing off road parking for at least 2 cars which extends to the side and provides further parking for motorbikes and access to the rear.

To the rear of the property there is a sunny South facing lawned garden with a mixture of fenced and walled boundaries. Outlook over the University College playing fields.

Services

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

Rates

Isle of Man Government Treasury: £581.95

Douglas City Council: £637.16

Total: £1,219.11 (with discounts included, 2025/26).

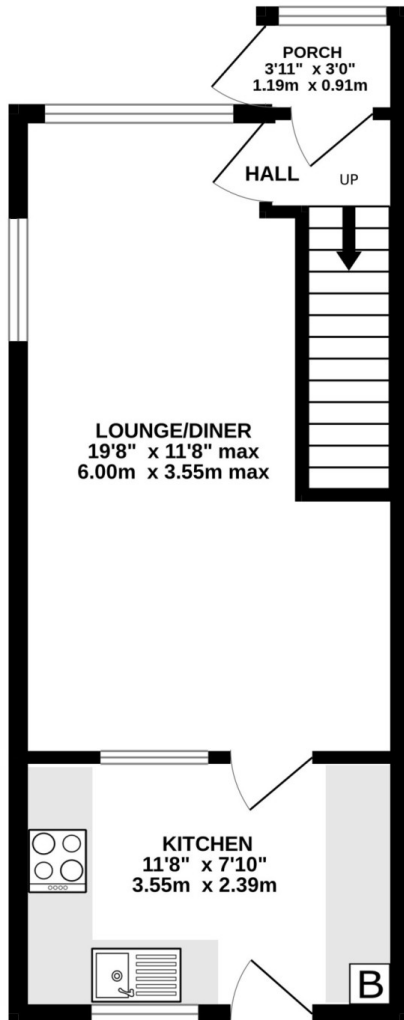
Directions

Travelling from the roundabout junction with Ballanard Road and Johnny Watterson's Lane, continue up Johnny Watterson's Lane in the direction of Governors Hill. Proceed past the Lawn Cemetery and turn right, onto Snaefell Road. Continue straight ahead and turn left onto Julian Road. Follow the road round to the right and continue towards the end, taking the last turning on the left hand side, into Oakhill Close, where number thirty one can be found in the middle at the end, clearly identified by our For Sale board.

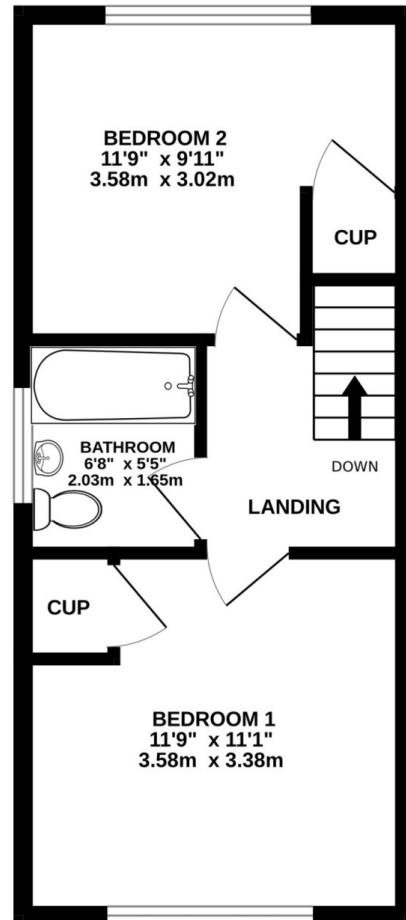




GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 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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