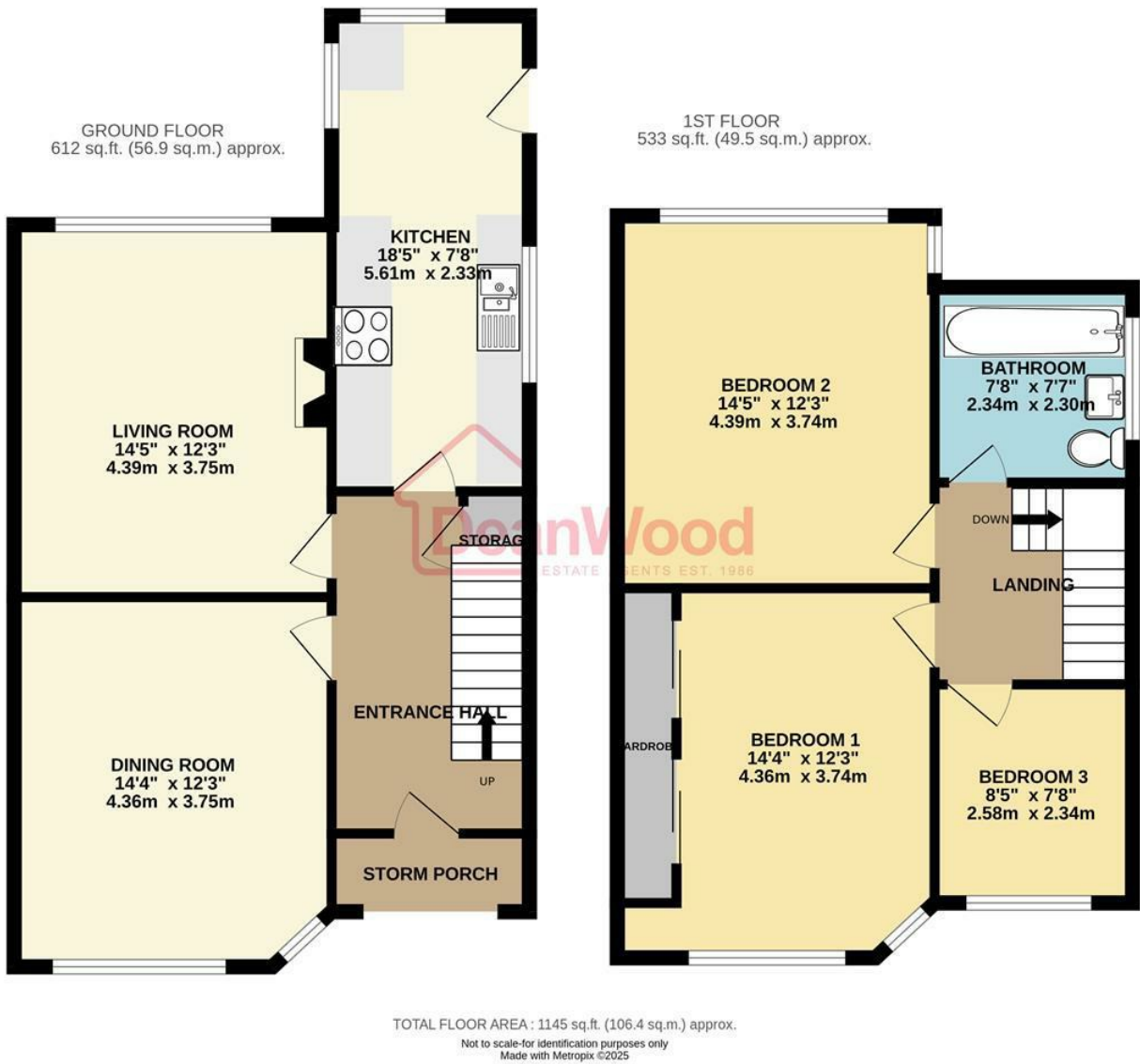


DIRECTION TO THE PROPERTY



20 St. Catherines Drive, Douglas, Isle Of Man, IM1 4BQ
Asking Price £369,950



- Charming and Extensively Renovated Three-Bedroom Semi-Detached Home – A rare find offering privacy, soundproofed comfort, and period character in the heart of Douglas.
- Prime Central Location – Peaceful yet exceptionally convenient position within walking distance of the town centre, beach, business district, and both Henry Bloom Noble and Ballakermeen schools.
- Comprehensive, High-Quality Renovation – Major upgrade in 2013 including new roof, insulation, full soundproofing, flooring, and interiors, with complete redecoration in 2025.
- Spacious Living Areas – Two beautifully presented reception rooms offering versatility for family living, entertaining, or relaxation.
- Modern Breakfast Kitchen – Contemporary alley-style kitchen with breakfast bar, black appliances, new oven, integrated dishwasher, and sleek anthracite tiling.
- Generous Bedrooms – Two large doubles with insulation, soundproofing, and built-in storage, plus a versatile single bedroom ideal as an office, nursery, or hobby room.
- Private West-Facing Garden – One of the largest plots on the street, featuring patio, raised lawn, privacy fencing, mature hedges, and open green views over allotments.
- Modern Efficiency and Comfort – Fully insulated and soundproofed throughout, oil-fired central heating with 2022 combi boiler controlled via Hive app, and low annual running costs (approx. £2,000).
- Excellent Connectivity – Manx Telecom fibre broadband direct to the property, perfect for home working or streaming.
- Freehold Tenure – With mains water, sewer connection, and gas line (currently capped).

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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