



23 Monasterevin Street, Douglas, IM1 2QE

Spacious terraced 5 bed townhouse in need of renovation, offering excellent potential in a highly convenient central location. A fantastic opportunity to refurbish & add value in one of Douglas's most accessible residential areas. Enclosed rear yard area.

£280,000 **£265,000**

Property Overview

Property Type	Terraced
Receptions	1
Bedrooms	5
Bathrooms	2

Property Details

Property Type	Terraced	Cloakroom	1
Receptions	1	Heating	Gas Fired Central Heating
Bedrooms	5		uPVC Double Glazed
Bathrooms	2	Windows	
		Front Garden	Front Yard
		Rear Garden	Rear Yard



Leah Drinkwater

Sales Negotiator

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Property Description

Agents Comments

This spacious terraced 5 bedroom townhouse, in need of renovation, offers excellent potential in a highly convenient central Douglas location. Arranged over 3 floors, plus an attic space, the property provides generous accommodation and flexible living space, making it ideal for investors, developers, or buyers looking to create a substantial family home. Situated within walking distance of Douglas' town centre, local shops, schools, transport links and other amenities. To the rear is a private enclosed yard area, offering outdoor space rarely found so close to the centre. A fantastic opportunity to refurbish and add value in one of Douglas's most accessible residential areas.

Accommodation

Ground Floor

- Entrance Porch (approx. 6'0 x 4'0)
- Entrance Hallway (approx. 15'9 x 5'0 max)
- Lounge/Diner (approx. 26'0 x 12'0 max)
- Kitchen (approx. 17'0 max x 8'0)
- Utility Room (approx. 13'0 x 8'0): Houses the Potterton gas fired central heating boiler.

First Floor

- Landing
- Bedroom 1 (approx. 16'0 x 13'0)
- Bedroom 2 (approx. 13'0 x 11'0)
- Shower Room (approx. 10'0 x 5'0)
- Separate W.C. (approx. 5'0 x 2'0)
- Bathroom (approx. 14'0 x 8'0)

Second/Top Floor

- Landing: Stairway access to the attic.
- Bedroom 3 (approx. 12'0 x 9'0)
- Bedroom 4 (approx. 13'0 x 10'0)

- Bedroom 5 (approx. 13'0 x 7'0)

Outside

To the front of the property there is an enclosed patio area with dwarfed wall boundaries, wrought iron railings and a gate providing access to the footpath leading to the front door.

To the rear of the property there is an enclosed yard area providing the potential for an off road parking space.

Services

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

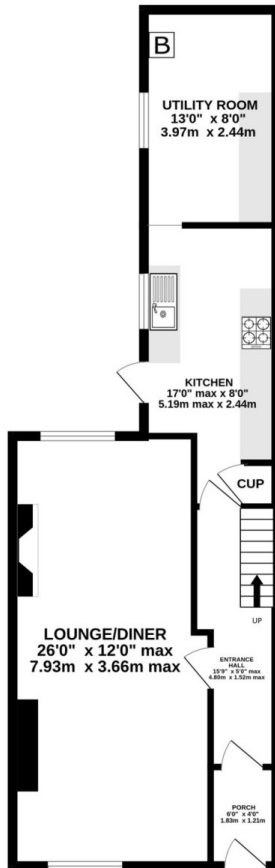
Directions

Leaving Douglas uphill along Prospect Hill, continue through the traffic lights in the direction of Bucks Road. Take the second turning on your right onto Mona Street where number twenty three can be found a short distance along on the right hand side, clearly identified by our For Sale board.

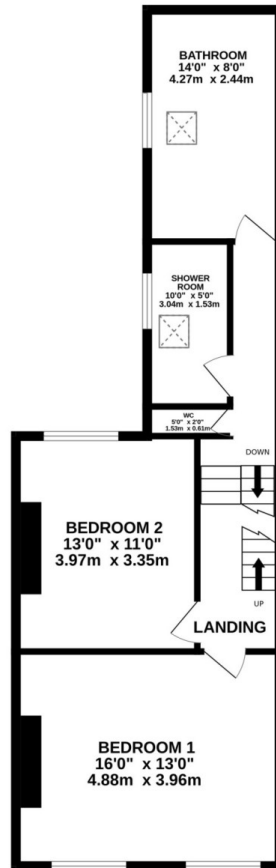




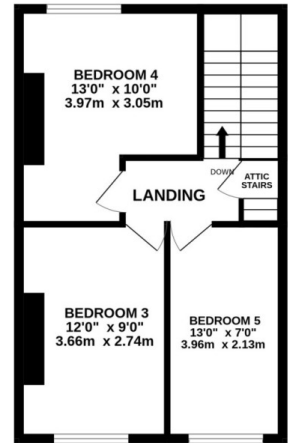
GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



2ND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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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