



115 Ballaquark, Douglas, IM2 2EU

Well-presented semi-detached 2 bedroom home featuring a spacious open plan lounge/kitchen/diner. Situated in a popular residential location. Lawned front garden, generous private & enclosed lawned rear garden. Driveway providing off road parking.

£295,000 **£282,500**

Property Overview

Property Type	Semi-Detached
Receptions	1
Bedrooms	2
Bathrooms	1

Property Details

Property Type	Semi-Detached	Heating	Gas Fired Central Heating
Receptions	1	Windows	uPVC Double Glazed
Bedrooms	2	Front Garden	Lawned
Bathrooms	1	Rear Garden	Lawned
		Garage	Driveway



Leah Drinkwater

Sales Negotiator

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Property Description

Accommodation

Ground Floor

- Entrance Hallway (approx. 5'7 x 3'1)
- Open Plan Lounge/Kitchen/Diner (approx. 12'9 x 8'7 & 12'9 x 9'1)
- Bathroom (approx. 6'9 x 5'2)

First Floor

- Landing (approx. 2'7 x 2'6)
- Bedroom 1 (approx. 12'9 x 10'3)
- Bedroom 2 (approx. 9'9 x 6'11)

Outside

To the front of the property there is a good size lawned area with a driveway to one side providing off road parking. Footpath leading to the front door. Gated access to one side, leading to the rear garden.

To the rear of the property there is a private and enclosed lawned garden with fenced boundaries. Large storage shed, included in the sale.

Services

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

Rates

IOM Government Treasury: £520.80

Douglas City Council: £480.30

Total: £1,001.10 (2026/27).

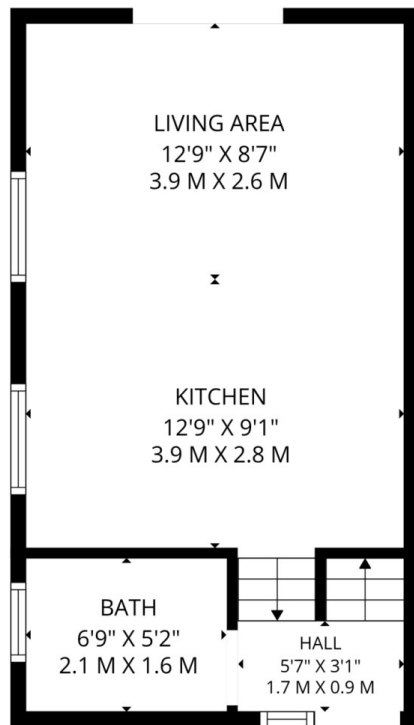
Directions

Travelling from the Quarterbridge along the New Castletown Road, continue straight on at the traffic light junction with Groves Road and take a right at the next set of traffic lights, onto Annacur Lane. Follow the road round to the left, onto Cushag Road. Proceed past the entrance to Woodlands View and take the next turning on the right, onto Stevenson Way. Pass Springfield Grange Nursing Home and take the next left hand turning. Bear left into Ballaquark and follow the road for

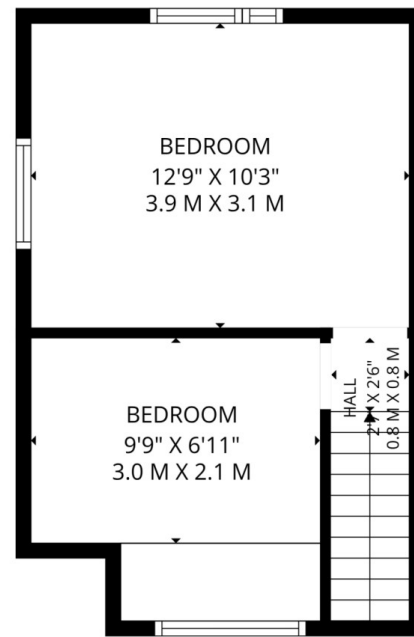
a short distance where number 115 can be found on the left hand side, clearly identified by our For Sale board.







1ST FLOOR



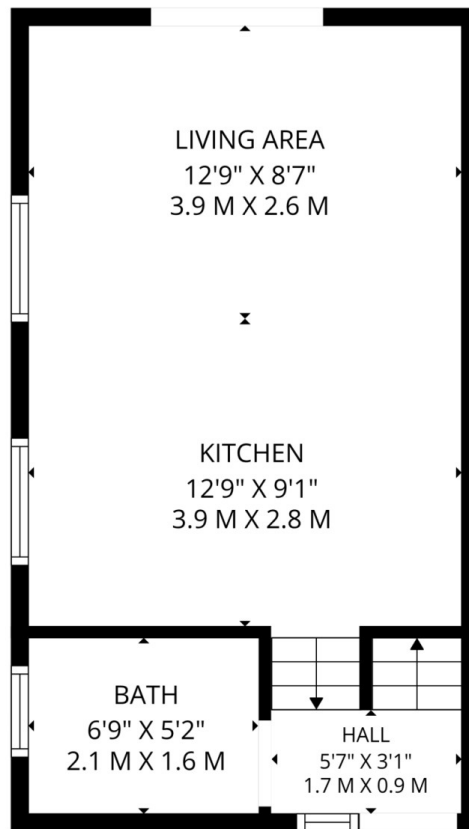
2ND FLOOR



Total: 542 sq. Ft, 50 m2

1st Floor: 295 sq. Ft, 27 M2, 2nd Floor: 247 sq. Ft, 23 m2
Excluded Areas: Low Ceiling: 2 sq. Ft, 0 M2, Walls: 59 sq. Ft, 5 m2

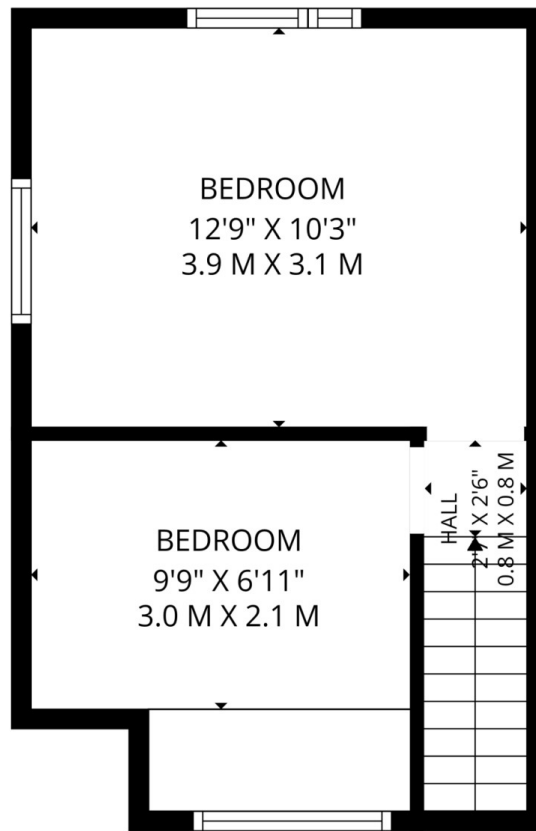
FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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