



7 Hawarden Avenue, Douglas, IM1 4BX  
**Asking Price £319,950**



- Well-presented townhouse in a sought-after Douglas location
- Large rear kitchen with access to private courtyard
- Walking distance to Douglas city centre, promenade & amenities
- Four well-proportioned bedrooms & family bathroom
- Two reception rooms including lounge with feature fireplace
- Rear courtyard with outhouses for storage plus front forecourt



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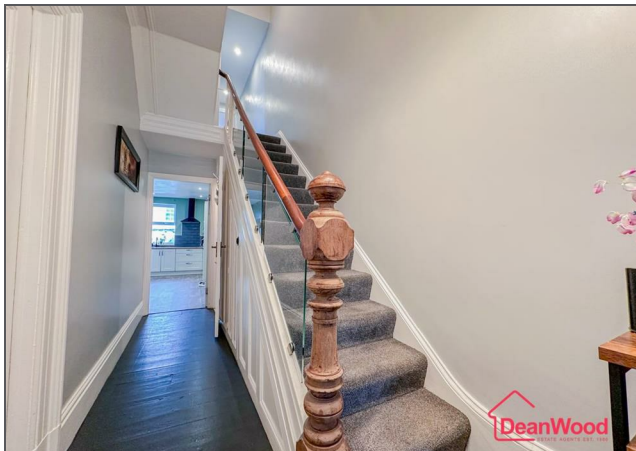
Situated in a well-regarded residential area within easy walking distance of Douglas city centre, this attractive townhouse offers a superb blend of convenience, comfort and lifestyle. Perfect for buyers seeking inner-city living without sacrificing space, the property provides generous accommodation across two well-laid-out floors and retains a homely, welcoming feel throughout.

The ground floor features two inviting reception rooms, offering excellent versatility for modern living. The front lounge is centred around a charming fireplace, creating a warm focal point ideal for relaxing evenings, while the second reception room can be used as a dining space, family room or home office depending on your needs. To the rear, the large kitchen offers plenty of workspace and storage, with room for casual dining and direct access to the courtyard—an ideal spot for morning coffee, weekend barbecues or low-maintenance outdoor living.

Upstairs, the home provides four well-proportioned bedrooms, giving flexibility for families, guests, remote working or hobbies. A bright family bathroom completes the first floor, and the layout allows easy scope for buyers looking to modernise or adapt the home further.

Externally, the property benefits from a neat front forecourt that enhances kerb appeal and provides a pleasant buffer from the street. The rear courtyard is particularly practical, offering useful outhouses perfect for storage, bikes, tools or even a small workshop space—an increasingly rare feature this close to the town centre.

Offering generous room sizes, a versatile layout and a highly convenient location in a nice area close to shops, schools, transport links and Douglas promenade, 7 Hawarden Avenue presents a fantastic opportunity for buyers seeking a spacious townhouse with both character and potential. A great choice for anyone wanting to enjoy the best of Douglas living within an easy, walkable setting.





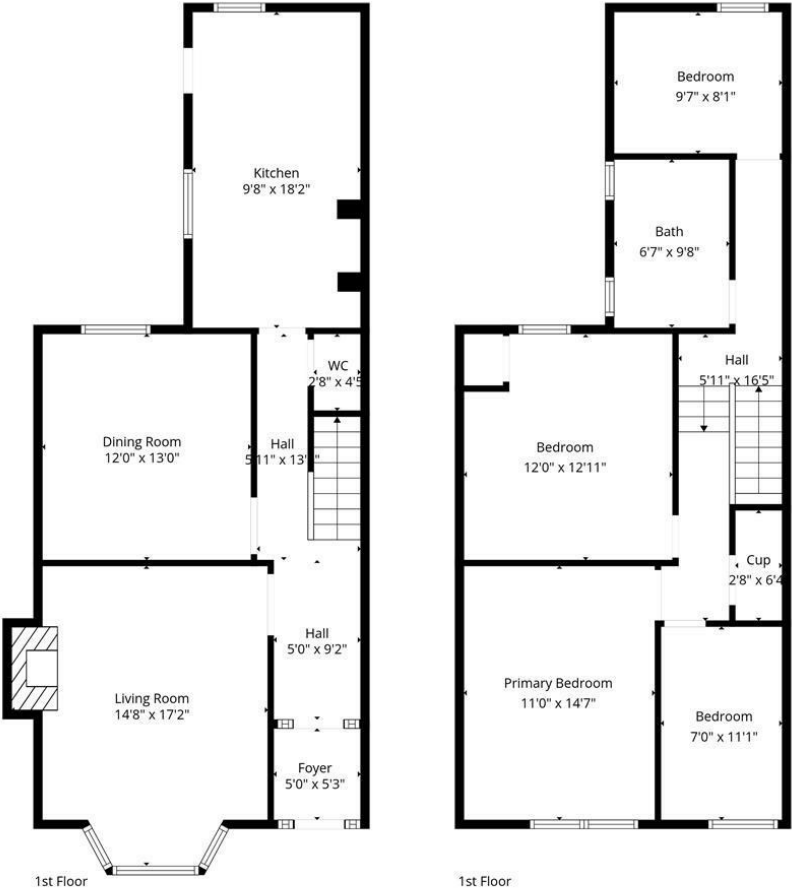












**TOTAL: 1395 sq. ft**  
1st Floor: 707 sq. ft, 1st floor: 688 sq. ft  
EXCLUDED AREAS: FIREPLACE: 9 sq. ft, WALLS: 99 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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