



Lenarth Lower Dukes Road, Douglas, IM2 4BH
Asking Price £439,000



- **Well Presented Three Bedroom Semi-Detached Home**
- **Additional Office / Reception Room – Ideal For Home Working**
- **South-East Facing Aspect Providing Excellent Natural Light**
- **Detached Garage & Patio Area For Outdoor Entertaining**
- **Generous Front Garden With Pleasant Open Outlook**
- **Vacant Possession On Completion – Ready To Move Straight Into**



Lenarth Lower Dukes Road, Douglas, IM2 4BH

Situated in a desirable and convenient location on Lower Dukes Road, Douglas, Lenarth presents a well-proportioned three bedroom semi-detached home offering bright, practical accommodation throughout and the benefit of vacant possession on completion.

Set behind a generous front garden, the property enjoys a pleasant outlook and a sense of space rarely found so close to Douglas town centre. The home benefits from a south-east facing aspect, allowing for excellent natural light through much of the day, creating a warm and inviting atmosphere across the living spaces.

The ground floor accommodation comprises an entrance foyer leading through to a spacious hallway, which connects the principal rooms. To the front of the property is a bright living room featuring a bay window, providing a comfortable and welcoming reception space. To the rear sits the kitchen, conveniently positioned alongside a useful utility/laundry area and WC, with access leading out to the patio and garden. A separate office or additional reception room offers flexibility for modern living, ideal for those working from home or seeking an additional snug or playroom.

Upstairs the property offers three well-proportioned bedrooms, including a generous primary bedroom to the front, alongside a second double bedroom and a comfortable single bedroom. These rooms are serviced by a family bathroom, all arranged around a central landing.

Externally the home benefits from a large front garden and driveway area, while to the rear there is a patio space ideal for outdoor seating and entertaining. The property is further complemented by a detached garage, providing excellent storage or secure parking.

Lenarth represents an excellent opportunity for buyers seeking a ready-to-move-into home in a sought-after Douglas location, within easy reach of local schools, amenities and the town centre.

















TOTAL: 1198 sq. ft

Ground floor: 623 sq. ft, 1st floor: 575 sq. ft

EXCLUDED AREAS: GARAGE: 149 sq. ft, PATIO: 380 sq. ft, WALLS: 133 sq. ft

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



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