



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



7 Hawarden Avenue, Douglas, IM1 4BX

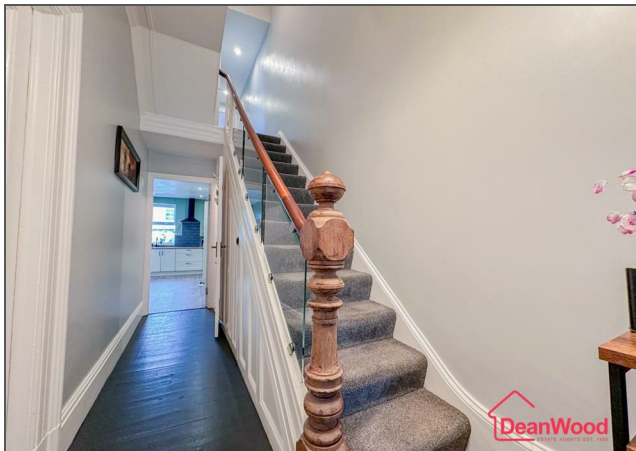
Situated in a well-regarded residential area within easy walking distance of Douglas city centre, this attractive townhouse offers a superb blend of convenience, comfort and lifestyle. Perfect for buyers seeking inner-city living without sacrificing space, the property provides generous accommodation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

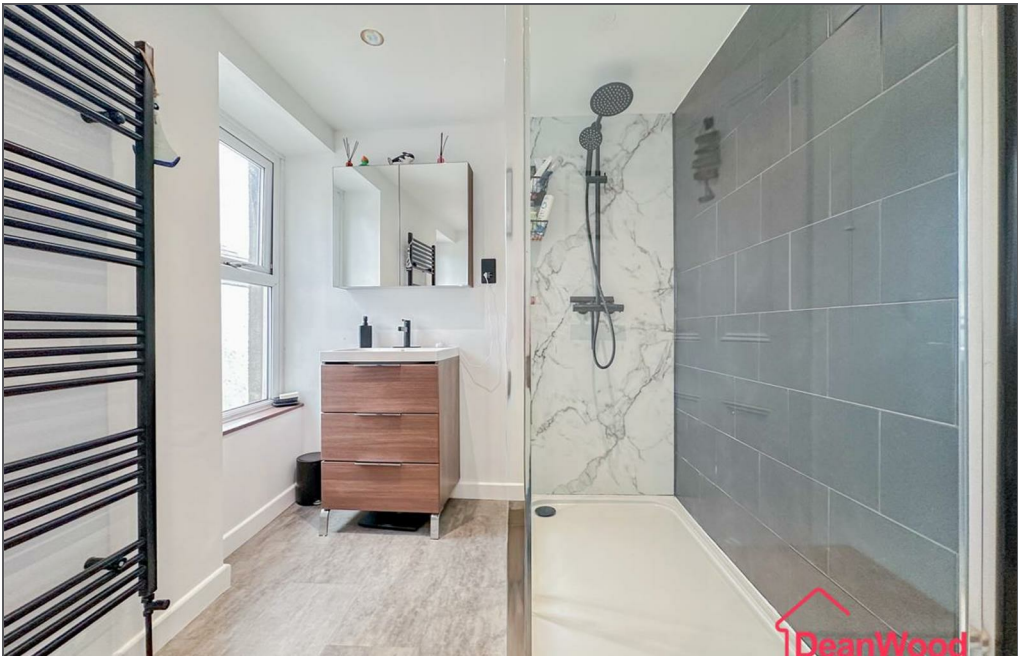
Externally, the property benefits from a neat front forecourt that enhances kerb appeal and provides a pleasant buffer from the street. The rear courtyard is particularly practical, offering useful outhouses perfect for storage, bikes, tools or even a small workshop space—an increasingly rare feature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





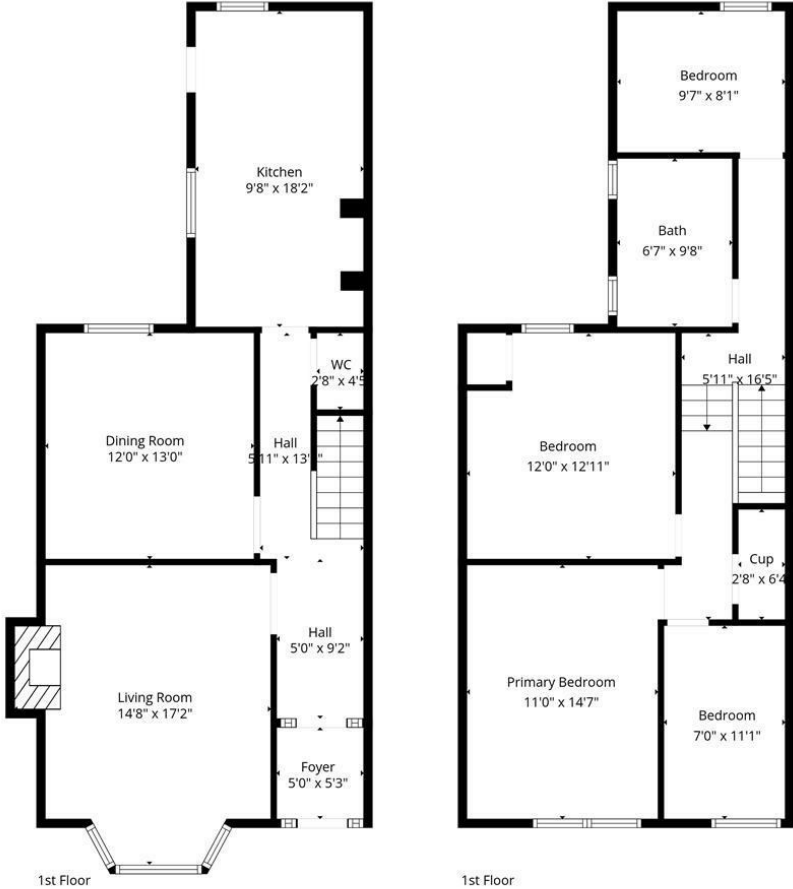












TOTAL: 1395 sq. ft
1st Floor: 707 sq. ft, 1st floor: 688 sq. ft
EXCLUDED AREAS: FIREPLACE: 9 sq. ft, WALLS: 99 sq. ft

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



DOUGLAS
37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF
T 01624 620606
F 01624 677363
E info@deanwood.co.im

CASTLETOWN
COMPTON HOUSE
9 CASTLE STREET CASTLETOWN
ISLE OF MAN IM9 1LF
T 01624 825995
F 01624 825996
E castletown@deanwood.co.im

RAMSEY
LEZAYRE HOUSE
87 PARLIAMENT STREET
RAMSEY ISLE OF MAN IM8 1AQ
T 01624 816111
F 01624 816588
E ramsey@deanwood.co.im

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.

FOR MORE PROPERTIES VISIT OUR WEBSITE @ **deanwood.im**