



Charmaine Ellenbrook Avenue, Douglas, Isle of Man, IM2 1QJ

Asking Price £310,000

- POSITIONED ON A GENEROUS SOUTH-FACING PLOT IN A SOUGHT-AFTER LOCATION, OFFERING EXCELLENT POTENTIAL TO MODERNISE AND PERSONALISE THROUGHOUT
- SPACIOUS TWO-BEDROOM LAYOUT WITH LARGE ATTIC SPACE AND TWO CONSERVATORIES, IDEAL FOR CONVERSION OR EXTENDED FAMILY LIVING
- FEATURES A WRAPAROUND TERRACE, SUBSTANTIAL REAR GARDEN, AND DETACHED GARAGE, PERFECT FOR ENTERTAINING AND OUTDOOR ENJOYMENT
- VIEWING - STRICTLY THROUGH DEANWOOD



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DeanWood are delighted to bring to the market Charmaine – a rare and exciting opportunity to acquire a true bungalow, positioned in the highly sought-after area of Ellenbrook Avenue, just on the outskirts of Douglas. Offering significant potential and set on a generous south-facing plot, this charming property enjoys enviable views and a quiet, desirable setting.

While the property would benefit from modernisation, it presents a superb canvas for personalisation and development. Currently arranged as a two-bedroom bungalow, it has excellent proportions throughout and scope to extend or reconfigure, subject to the usual consents. A notable feature is the spacious attic, accessed via a staircase, which offers outstanding potential to be converted into a third bedroom or additional living space.

Internally, the accommodation comprises a welcoming entrance hallway leading to a generous L-shaped kitchen-diner – a sociable space with ample room for family dining. The bright and airy living room is of a great size and benefits from two conservatories, providing additional living areas and access to the outside terrace. These spaces make the most of the stunning aspect and create a seamless flow between indoor and outdoor living.

There are two double bedrooms, one of which enjoys en suite facilities. A family bathroom and a separate utility room complete the internal layout.

Externally, Charmaine boasts a fantastic rear garden, perfect for outdoor entertaining or simply enjoying the peaceful surroundings. The garden is complemented by a wraparound terrace accessed from the conservatories, adding to the property's appeal. A detached garage is also included, providing additional storage or parking.

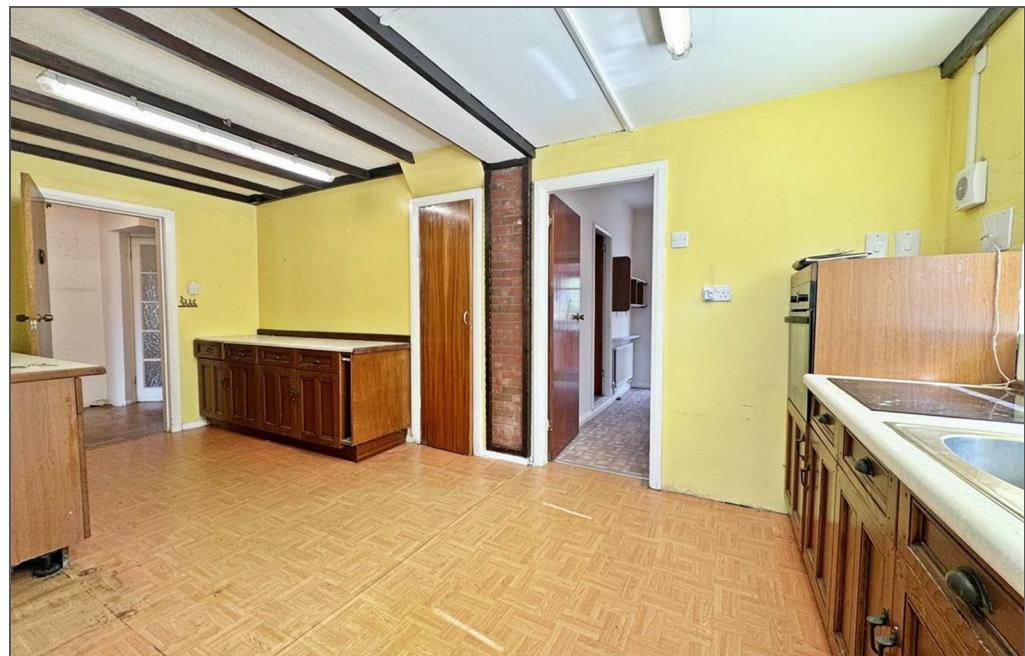
This is a wonderful opportunity for those seeking a project in a prestigious location, with the potential to create a truly special home. Viewing is highly recommended to fully appreciate the setting and possibilities on offer







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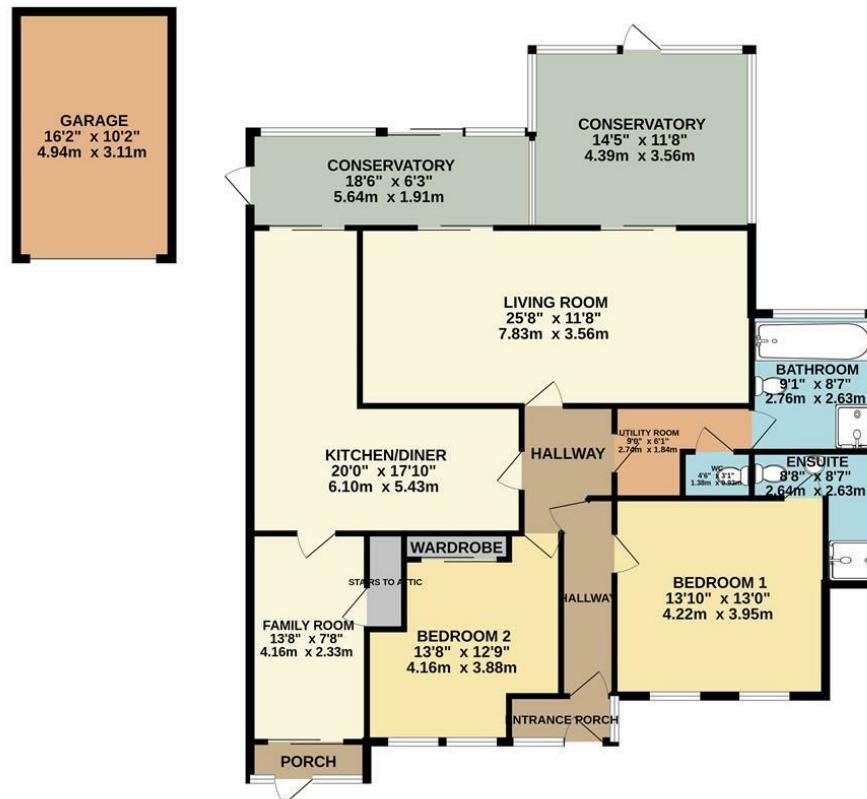




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GROUND FLOOR
1737 sq.ft. (161.4 sq.m.) approx.



TOTAL FLOOR AREA: 1737 sq.ft. (161.4 sq.m.) approx.
Not to scale-for identification purposes only
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