



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**
- **VIEWING - STRICTLY THROUGH DEANWOOD**
- **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**



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

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







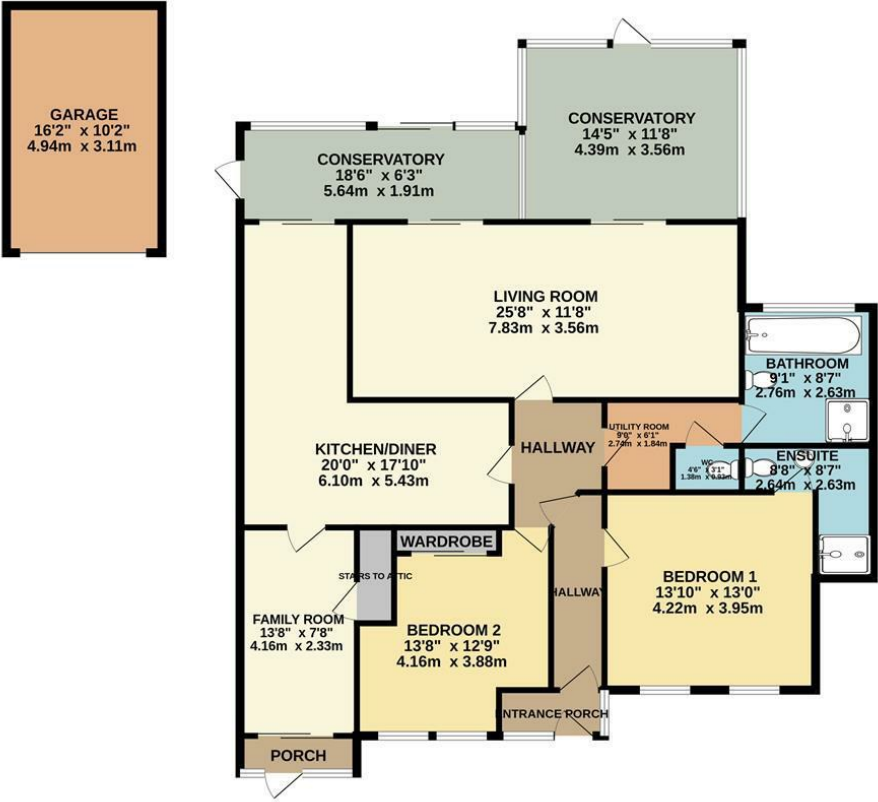








GROUND FLOOR
1737 sq.ft. (161.4 sq.m.) approx.



TOTAL FLOOR AREA: 1737 sq.ft. (161.4 sq.m.) approx.
Not to scale for identification purposes only
Made with Metropix ©2025



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**