



22 Victoria Avenue, Douglas
IM2 4AN

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&co.

Asking Price £337,500



22 Victoria Avenue

Douglas, Isle Of Man

A beautiful 3-bed terrace property with a modern-traditional blend. Ideal location near Tesco & Parks. Features 2 Reception rooms, breakfast kitchen, 3 beds, 2 Bathrooms, and rear enclosed yard.

Tenure: Freehold

- Period terrace house
- Modernised to a good standard throughout
- Central location and within easy walking distance of Tesco, Nobles Park and Douglas Promenade
- Contemporary decor meets traditional period features
- Breakfast kitchen
- Modern downstairs shower room
- 3 Generous bedrooms
- Modern bathroom suite
- Gas fired central heating
- Easy to maintain front garden and enclosed rear yard

Porch

A welcoming entrance hall featuring a uPVC front door with decorative stained glass, adding character and charm. The space includes tiled flooring for practicality, coat hooks for convenience, and shelving for additional storage.

Hallway

Step into a beautifully presented entrance hall that perfectly blends modern style with timeless character. This inviting space retains charming original features, including a classic dado rail, elegant picture rail, and a striking turning staircase with its original newel post. The herringbone patterned laminate wood flooring adds a contemporary touch, complemented by a stylish pendant ceiling light. Practicality meets charm with a discreet understairs storage cupboard, ideal for keeping everyday essentials neatly tucked away.

Lounge

A modern, light filled lounge featuring a large bay window and a contemporary wall-mounted electric fire with a wood-effect finish. Original cornicing adds character, while bespoke alcove shelving with integrated lighting offers both style and storage. Herringbone laminate flooring and fitted blinds complete the look. Double doors open to a versatile dining room or playroom.

Dining Room

The laminate wood flooring flows seamlessly into this adaptable space, ideal as a dining area or children's playroom. A large window fills the room with natural light, creating a bright and welcoming atmosphere. Twin floor-to-ceiling alcove cupboards offer excellent storage solutions, while there's ample room for a dining table and chairs, making it perfect for family meals or entertaining.





Breakfast Kitchen

This stylish and contemporary kitchen is finished with sleek white-fronted cupboards and drawers, complemented by black modern handles and elegant stone-effect worktops. The design incorporates a 1½ bowl sink with drainer and mixer tap, blending functionality with style. Appliances include a four-ring electric hob with a double oven beneath and an extractor hood above, a wine fridge, integrated dishwasher, and space for washing machine, tumble dryer and large American-style fridge freezer. Twin uPVC windows flood the space with natural light, while tile-effect flooring adds a practical and modern touch. A breakfast bar offers a casual dining option.

Breakfast Area

A full-height cupboard houses the Vaillant gas-fired central heating boiler. French doors open out to the enclosed rear yard, perfect for indoor-outdoor living.

Downstairs Shower Room

This stylish shower room features a large walk-in shower with sliding glass doors and contemporary tiling throughout. A modern WC and wash hand basin with vanity storage below offer both functionality and sleek design. The walls are finished with elegant tiling and a decorative border, complemented by a heated towel rail for added comfort. Natural light enters through a window with opaque glass, while an extractor fan ensures ventilation. The tile-effect flooring adds a practical and cohesive finish to this well-appointed space.



Landing

The landing area features a turning staircase with a classic dado rail detail, adding character to the space. A newly installed loft ladder provides easy access to additional storage. There is a convenient airing cupboard and a separate storage cupboard with an automatic light, offering practical solutions for household essentials.

Bedroom 1

A spacious double bedroom decorated in a modern colour scheme, offering ample room for a wardrobe and chest of drawers. A rear aspect window provides plenty of natural light, creating a bright and comfortable atmosphere.

Bedroom 2

A comfortable double bedroom enjoying a pleasant front-aspect view. There is ample space for a double bed and additional furnishings, making it a practical and inviting space.

Bedroom 3

The perfect space for a child, this bedroom is decorated in warm, welcoming colours and features charming wood-effect panelling on the lower half of the walls. A front-aspect window allows natural light to brighten the room, creating a cosy and cheerful atmosphere.

Family Bathroom

A beautifully presented and contemporary family bathroom suite featuring a spacious walk-in shower and a luxurious freestanding deep bath. The suite includes a modern WC and a wash hand basin with sleek storage drawers below, offering both style and practicality. A heated towel rail adds comfort and convenience, completing this elegant and functional space.





Yard

To the rear of the property is a fully enclosed yard with direct access from the kitchen, offering a private and practical outdoor space. Ideal for entertaining or dining al fresco, the yard is easy to maintain and benefits from access to a rear service lane.

Garden

To the front of the property, there is a south-west facing garden, perfect for enjoying the afternoon sun. This attractive outdoor space is enclosed by a dwarf wall with decorative iron railings and a gated entrance. elegant and functional space.

Parking

On street parking is available.





Floor 1

Approximate total area⁽¹⁾
1113 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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