

## 74 Ballabrookie Way, Douglas, Isle of Man . IM1 4HB

A beautifully presented three-bedroom semi-detached home, ideally situated in an elevated position on the ever-popular Ballabrookie Way, Douglas.



**£459,950 Freehold**



## PROPERTY DESCRIPTION

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A beautifully presented three-bedroom semi-detached home, ideally situated in an elevated position on the ever-popular Ballabrooie Way, Douglas. This attractive property offers generous and well-balanced accommodation throughout.

**ACCOMMODATION:** The welcoming entrance leads to a large, bright lounge featuring a charming fireplace and dual-aspect windows, allowing natural light to flood the space and creating a warm, inviting atmosphere. There is a spacious, separate dining kitchen fitted with a modern range of units and ample worktop space. This impressive room is ideal for family living and entertaining, benefiting from excellent natural light and room for a dining table. Upstairs, the home provides three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, along with a family bathroom. Externally, the property enjoys enclosed gardens, perfect for relaxing or entertaining, while its elevated position enhances both privacy and outlook. Additional features include a garage, off-road parking, and a valuable basement area which offers excellent potential for extra living accommodation, subject to requirements. This is a superb home combining space, light, and versatility in a sought-after Douglas location. Viewing is highly recommended to appreciate this beautifully presented home.

## FEATURES

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- Immaculate Semi Detached Home
- Spacious and Bright Family Lounge
- Kitchen/Dining Room
- Three Double Bedrooms with 1 En-Suite
- Enclosed Private Gardens
- Garage and Off Road Parking
- Elevated Position with Views
- Beautifully Presented Throughout
- Ballakermeen High School Catchment
- No Onward Chain
- Option to Purchase Furnished
- Close to Amenities



## Property Images

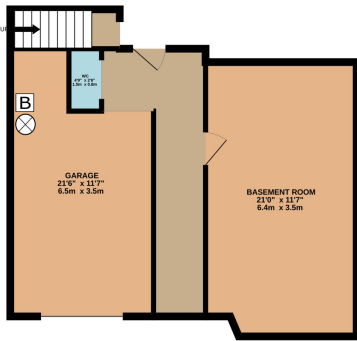
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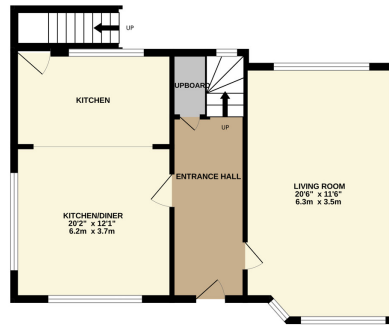
# FLOORPLAN



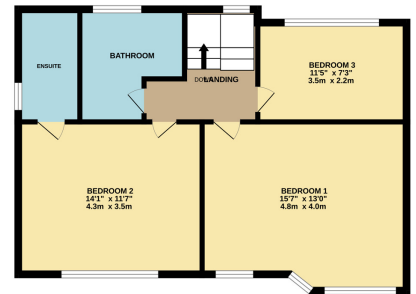
**BASEMENT**  
571 sq.ft. (53.1 sq.m.) approx.



**GROUND FLOOR**  
574 sq.ft. (53.3 sq.m.) approx.



**1ST FLOOR**  
602 sq.ft. (55.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1747 sq.ft. (162.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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