



15 Third Avenue, Douglas, Isle of Man. IM2 6AL

A rare opportunity presents itself - 15 Third Avenue, Douglas.

A deceptively spacious detached home situated on a highly regarded tree lined Avenue with passed planning permission for further development.



£625,000 Freehold

PROPERTY DESCRIPTION

Tucked away at the top of this quiet, tree-lined cul-de-sac, No.15 is a traditionally built 1970s detached family home. Presented in good condition throughout, the property occupies a generous South-West facing plot with well maintained gardens, terraces and parking for several vehicles.

The accommodation is bright and spacious, comprising an open-plan lounge and dining room with direct access to the sunny rear terrace, a well-appointed breakfast kitchen, ground floor shower room, four good-sized bedrooms and a modern family bathroom. An integral double garage, gas central heating, uPVC double glazing and a replacement roof (2009) plus solar panels, attic velux installation and battery storage (2025) further enhance the property's practicality and comfort.

The South-West facing gardens are a real highlight, offering mature planting, lawns and a private outdoor retreat that enjoys day-long sunshine.

Future Potential: In addition to its current appeal, the property also benefits from approved planning permission (Ref: 24/91063/B) for extension and alterations – providing exciting scope to adapt and expand the home to meet evolving family needs. (See images)

Rarely do homes in this sought-after position come to market. With its blend of presentation, generous plot and future development potential, this property represents a superb opportunity for discerning buyers.

FEATURES

- Spacious Detached Family Home
- Highly Regarded Cul-de-Sac Location
- Solar Panels & Battery Fitted 2025
- Planning Application (Ref: 24/91063/B) Approved
- Large Attic with New Velux Windows (Potential for Master Bedroom)
- Large Lounge/Diner with Sun Terrace to Rear
- Breakfast Kitchen
- 4 Double Bedrooms plus 2 Bathrooms
- Integral Double Garage and Driveway



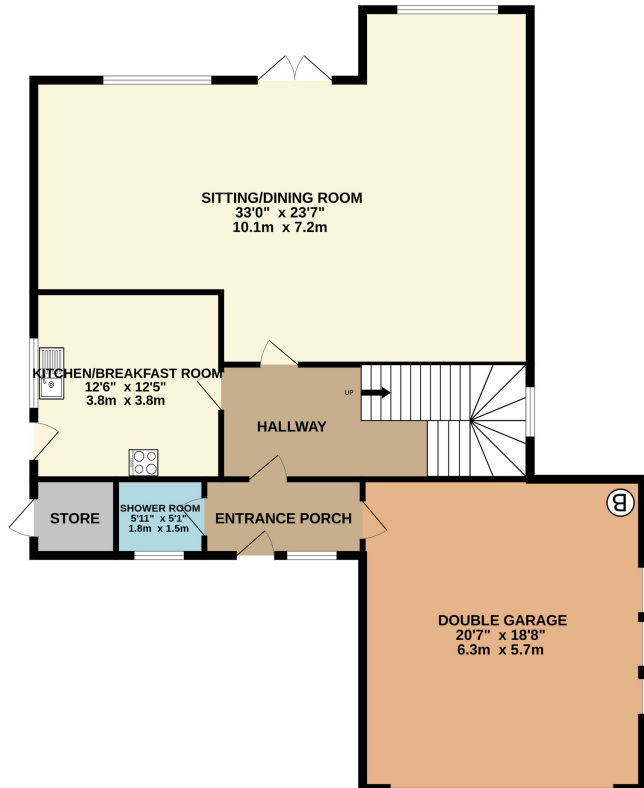
Property Images



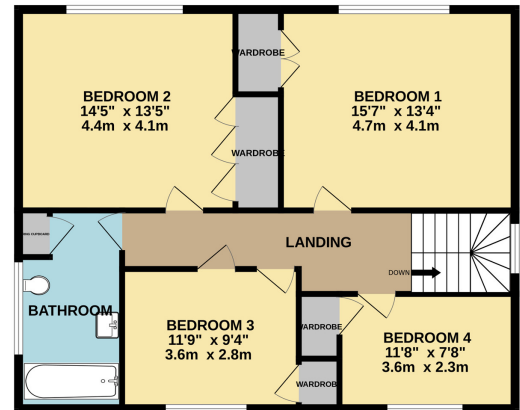
FLOORPLAN



GROUND FLOOR
1424 sq.ft. (132.3 sq.m.) approx.



1ST FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 2302 sq.ft. (213.8 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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