



## 20 Hillberry Heights, Douglas, Isle of Man. IM2 7BP

Modern semi-detached home with large rear garden situated within a popular residential location close to schools, pub, doctors and nursery



£300,000 Freehold

## PROPERTY DESCRIPTION

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This modern 3-bedroom semi-detached property located in Hillberry Lakes, Douglas, is a fantastic opportunity for families or first-time buyers looking for a well-equipped home in a convenient location.

As you approach the property, you'll find off-road parking, providing a practical solution for vehicles. The property boasts a spacious front-facing lounge, featuring a contemporary wall-mounted electric fire that adds both warmth and style to the room. Beneath the stairs, there's useful understairs storage, perfect for keeping the living space tidy and clutter-free.

The lounge seamlessly flows into the dining kitchen via twin glazed doors, offering an open-plan layout that's ideal for modern living. The kitchen provides ample space for dining, and from here, you have level access to the large lawned garden, making it perfect for outdoor entertaining or family activities.

Upstairs, the property offers two comfortable double bedrooms and a single bedroom, providing plenty of flexibility for families or those needing extra space for a home office or guest room. The family bathroom is also located on this floor, offering modern fixtures and a clean, fresh finish.

The large lawned garden offers an excellent outdoor space, ideal for children to play, gardening enthusiasts, or simply enjoying the outdoors.

This home is situated in a prime location, with easy access to both primary and secondary schools, making it perfect for families. The area also benefits from being close to essential amenities, including a doctors' surgery, a pub, a shop, and a nursery, ensuring that daily needs are easily met.

## FEATURES

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- Modern Semi Detached Home
- Ideal for First Time Buyers and Investors
- Lounge plus Kitchen/Diner
- 3 Bedrooms plus Bathroom
- Large Lawned Garden to Rear
- Off Road Parking





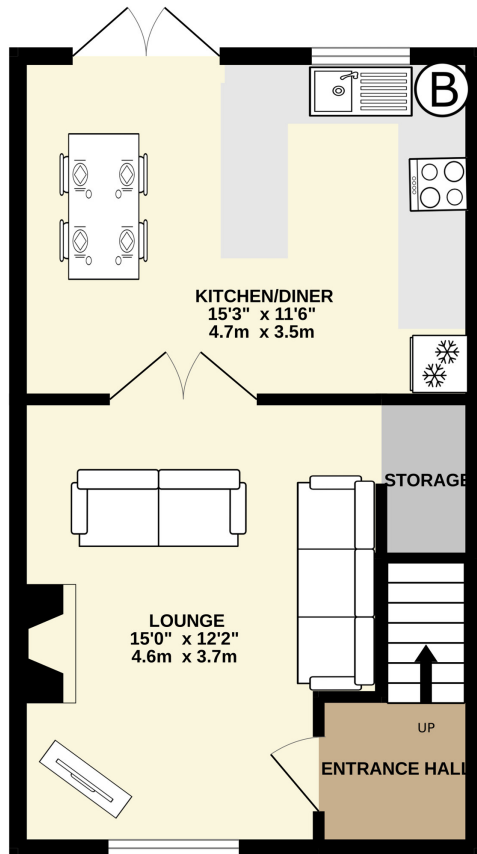
## Property Images

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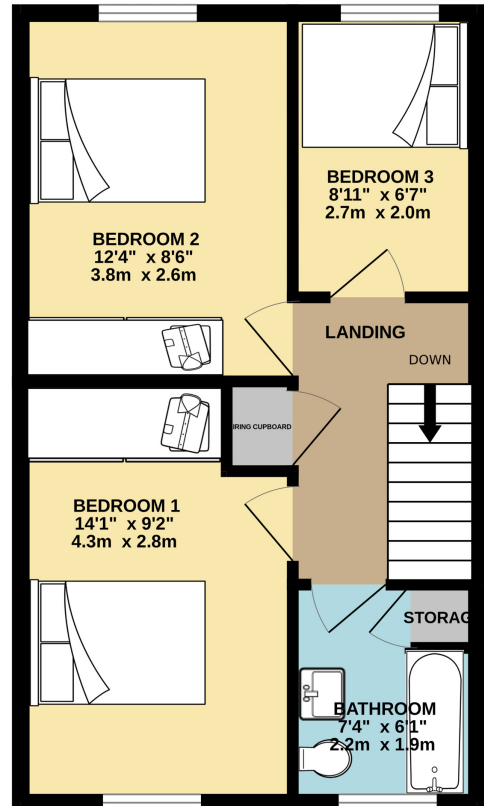


# FLOORPLAN

GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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