



## 85 Circular Road, Douglas, Isle of Man. IM1 1AX

Whether you are looking for a family home or a comfortable property in an excellent location, 85 Circular Road is an excellent choice. Don't miss the opportunity to view this fantastic home. Contact us for further information and to arrange a viewing!



**£379,950 Freehold**

## PROPERTY DESCRIPTION

---

85 Circular Road is a superb contemporary townhouse set in the heart of Douglas, offering an exceptional blend of modern comfort and Victorian space. This delightful home is perfectly situated just a short distance from the finance sector, town centre and local schools.

Upon entering, you are welcomed into a stunning open plan kitchen/lounge/diner, perfect for entertaining guests or family living. The stand out feature is a stylish slat clad media wall including recessed LED lighting, electric fire and television surround. The sleek and stylish kitchen features high gloss units with a clean, minimalist design, paired with top-of-the-line integral appliances, making it as functional as it is beautiful. The flooring has also been recently upgraded giving purchasers almost nothing to do once moved in. The floating ceiling, complete with subtle LED lighting, enhances the room's sense of space. The lighting can be adjusted to create the ideal ambiance for day or night, adding both style and functionality to the room. The kitchen and dining area extend outwards through a door, opening onto a generous South-facing sun terrace.

On the first floor you will find the master bedroom, a well appointed room complimented with mirror fronted wardrobes and two large rear facing windows. There is a modern three piece bathroom with tasteful contrasting tiling and a generous P-shaped bath. The remaining bedroom on this floor is currently used as a dressing room and is fitted out with hanging areas and drawers.

On the top floor are two additional double bedrooms, both with built in wardrobes and another modern bathroom in between.

Moving to the lower ground floor, there is a self-contained annex with both internal access and separate access from the rear of the property. This comprises a modern open plan kitchen/lounge/diner, shower room and double bedroom with fitted wardrobes.

To the rear of the property is off road parking for two vehicles, an absolute essential in this central location.

**THINKING OF SELLING ?** We are professionally qualified estate agents and licensed members of the National Association of Estate Agents (NAEA). We provide free of charge walk through valuations based on properties that have sold so the valuation is far more accurate and realistic in this buoyant market. We will also advise and listen to your thoughts and plans. Give us a call on 01624 61 99 66 or email us at [info@manxmove.im](mailto:info@manxmove.im)

**DISCLAIMER** Whilst Manxmove Ltd believe that these details are correct, neither Manxmove Ltd or their clients guarantee their accuracy in any way. Consequently, these details are not to be used to form part of any legally binding contract. Prospective purchasers or tenants are advised to visit this property to satisfy themselves as to the correctness of these details. Please note, we use wide angle camera lenses in order to show as much of each room as possible. This is not intended to mislead any prospective purchasers or tenants in any way and an honest verbal description is always available prior to viewing if required.

### FEATURES

---

- 
- Impressive Mid Terraced Townhouse
  - Presented in Turn Key Condition
  - Superb Location for Town Centre
  - Stunning 31ft Kitchen/Lounge/Diner

- 
- 4 Double Bedrooms with Two Bathrooms
  - Lower Ground Floor Annex
  - South Facing Sun Terrace
  - Off Road Parking



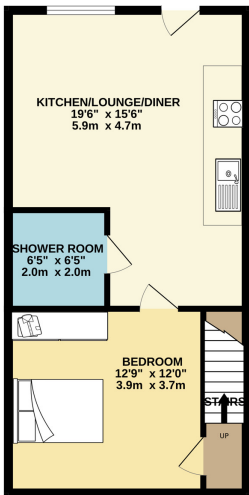
## Property Images

---

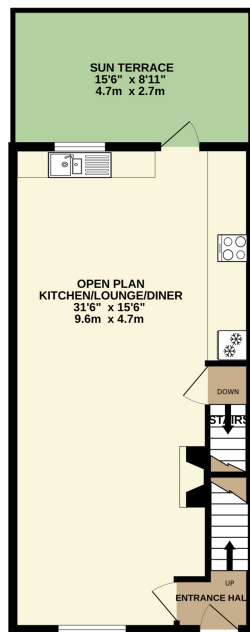


# FLOORPLAN

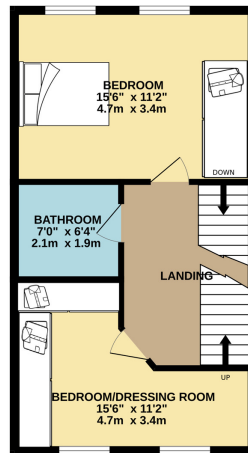
LOWER GROUND FLOOR /  
ANNEX  
474 sq.ft. (44.0 sq.m.) approx.



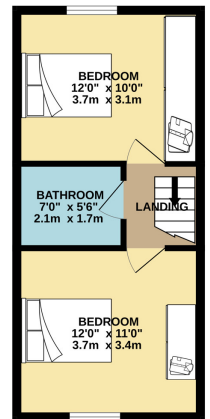
GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



2ND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1895sq.ft. (176.1 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.  
Made with Metropix ©2025

**DISCLAIMER:** Whilst Manxmove Ltd believe that these details are correct, neither Manxmove Ltd or their clients guarantee their accuracy in any way. Consequently, these details are not to be used to form part of any legally binding contract. Prospective purchasers or tenants are advised to visit this property to satisfy themselves as to the correctness of these details. Please note, we use wide angle camera lenses in order to show as much of each room as possible. This is not intended to mislead any prospective purchasers or tenants in any way and an honest verbal description is always available prior to viewing if required.