



## 4 Cronkbourne Avenue, Douglas, IM2 3LA

Semi-detached 3 bed house in need of minor refurbishment. Situated in a quiet location within close proximity of Douglas' town centre. Generously sized rooms. Sunny rear garden. Garage. Plenty of roadside parking.

**£349,950**

### Property Overview

| Property Type | <b>Semi-Detached</b> |
|---------------|----------------------|
| Receptions    | <b>2</b>             |
| Bedrooms      | <b>3</b>             |
| Bathrooms     | <b>1</b>             |

## Property Details

|               |                      |              |                                      |
|---------------|----------------------|--------------|--------------------------------------|
| Property Type | <b>Semi-Detached</b> | Heating      | <b>Gas Fired<br/>Central Heating</b> |
| Receptions    | <b>2</b>             |              |                                      |
| Bedrooms      | <b>3</b>             | Windows      | <b>uPVC Double<br/>Glazed</b>        |
| Bathrooms     | <b>1</b>             | Front Garden | <b>Patio Garden</b>                  |
|               |                      | Rear Garden  | <b>Patio Garden</b>                  |
|               |                      | Garage       | <b>Single</b>                        |

## Property Description

### Accommodation

#### Ground Floor

- Entrance Porch (approx. 3'5 x 2'11)
- Entrance Hallway (approx. 13'7 x 3'5 max)
- Lounge (approx. 16'4 x 15'8 x into Bay)
- Dining Room (approx. 12'8 x 12'4)
- Kitchen (approx. 10'1 x 9'2)

#### First Floor

- Landing (approx. 8'3 x 5'10)
- Bedroom 1 (approx. 16'4 max x 13'0)
- Bedroom 2 (approx. 16'4 max x 10'1)
- Bedroom 3 (approx. 9'8 x 8'9)
- Family Bathroom (approx. 8'9 x 7'6)

### Outside

To the front of the property there is a patio garden with a number of mature shrubs. Dwarf walled boundaries with a wrought iron gate providing access to the footpath leading to the front door. Plenty of roadside parking.

To the rear of the property there is a sunny patio garden with mature trees, fenced boundaries and access to the rear service lane.

### Single Garage

Accessed from the rear service lane. Please note that the garage with the black door shown in the pictures is not included.

### Services

All main services are connected. Gas fired central heating. uPVC double glazed throughout.

### Directions

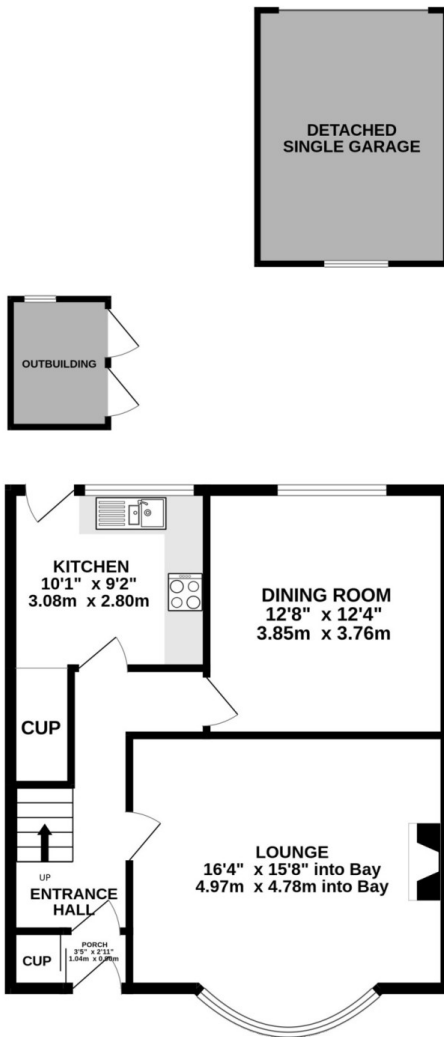
Travelling from the Quarterbridge, continue onto Quarterbridge Road in the direction of Bray Hill. Shortly before the traffic light junction with Tromode Road, turn right onto Brunswick Road. At the junction with Albany Road, turn left onto Cronkbourne Road. Continue for a short distance and take the next right hand turning into Cronkbourne Avenue where

number four can be found on the right hand side, clearly identified by our For Sale board.

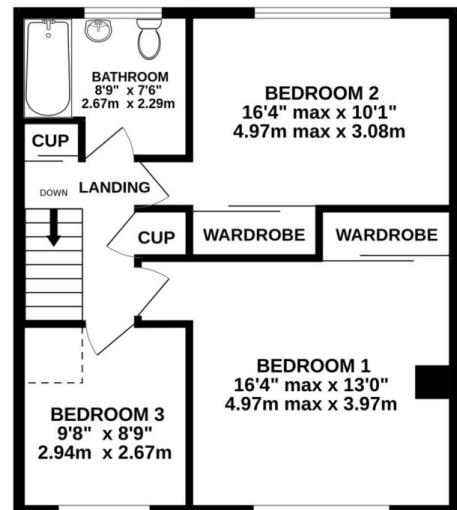




GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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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