



ASKING PRICE

£379,950



## THE DETAILS



3



1



2



17 Westminster Drive

Douglas

£379,950

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

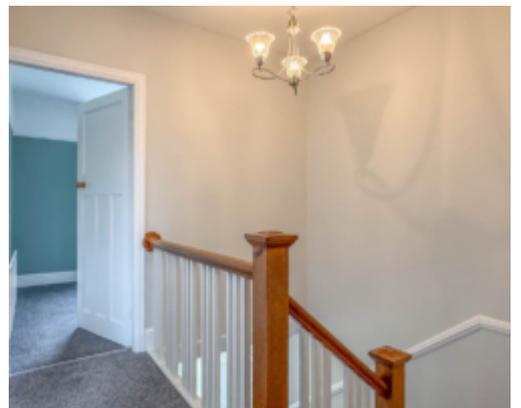
e: [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 645555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

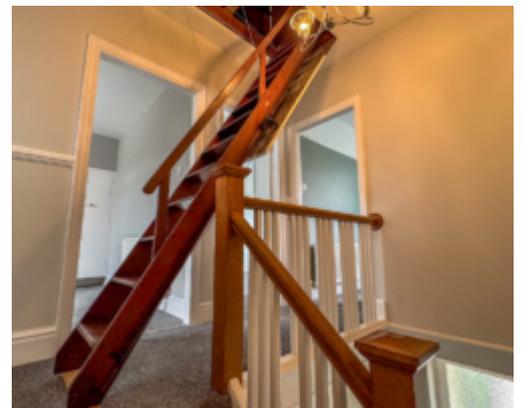
PROPERTY DETAILS FOR  
17 Westminster Drive, Douglas



PROPERTY DETAILS FOR  
**17 Westminster Drive, Douglas**



PROPERTY DETAILS FOR  
17 Westminster Drive, Douglas



PROPERTY DETAILS FOR  
17 Westminster Drive, Douglas





## THE DESCRIPTION

- Period Townhouse within a popular location in Douglas
- In excellent condition throughout
- Close to local amenities and a short walk to Ballakermeen High School
- Bay fronted Living Room, open-plan Dining Room into Breakfast Kitchen
- 3 Bedrooms, large Family Bathroom
- Large detached Double Garage and off street parking for 2 vehicles
- Private rear garden and front garden
- New Roof fitted in 2025
- Gas fired central heating, Double Glazed throughout
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer 17 Westminster Drive to the market. This fantastic example of a period townhouse is situated within close proximity to Ballakermeen High School and walking distance to local amenities. The property benefits from a lawned garden to the front with a paved footpath leading up to the entrance.

Upon entering the property there is an entrance porch leading through to the entrance hall which has carpeted stairs that lead up to the 1st floor. Under the stairs there is a downstairs WC with a wash hand basin and low level WC. Off the entrance hall is a door into a bay fronted living room, situated to the front of the house, with high ceilings, original coving and a period fireplace, new uPVC double glazed windows offering plenty of natural light. Also off the entrance hall, is a door into the dining room which has wood effect flooring, a set of uPVC double glazed French patio doors leading out to the rear garden. Off the dining room, there is a large opening that leads through to the kitchen breakfast room. The kitchen is fitted with a range of contemporary style wall and base units with wood effect laminate worktops, integrated appliances. Breakfast bar to one end and dual aspect windows looking onto the rear garden, detached double garage and parking area.

On the 1st floor, there is a spacious landing with a loft hatch giving access to a large attic room via a slingsby ladder. The attic room benefits from Velux windows, lighting and heating, subject to local permissions, could be converted to a further bedroom. Off the landing are three excellent sized bedrooms, two large doubles, one to the front and one to the rear of the property, both with uPVC double glazed windows. Bedroom 3 is also situated to the front of the property and is a good sized bedroom. Lastly, off the landing is a large family bathroom fitted with a modern suite comprising of a p-shaped bath, wash hand basin and WC, two uPVC double glazed windows offering plenty of natural light.



PROPERTY DETAILS FOR

## 17 Westminster Drive, Douglas

To the rear of the property is a courtyard style garden with a decked area directly off the dining room and an additional patio space with a walled boundary to the rear with a gate that leads out to the rear lane. The property benefits from a substantial detached double garage, located on the opposite side of the rear lane, with one electric up and over door and one manual up and over door, and a window and a door to the rear of the garage, giving access out to just a small courtyard area which is included within the property's boundary. To the front of the garage there are two generous off street parking spaces.

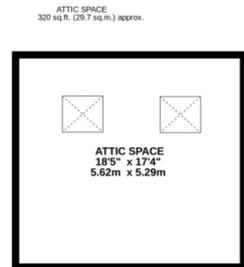
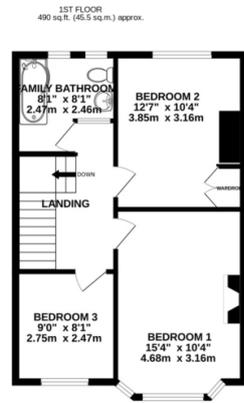
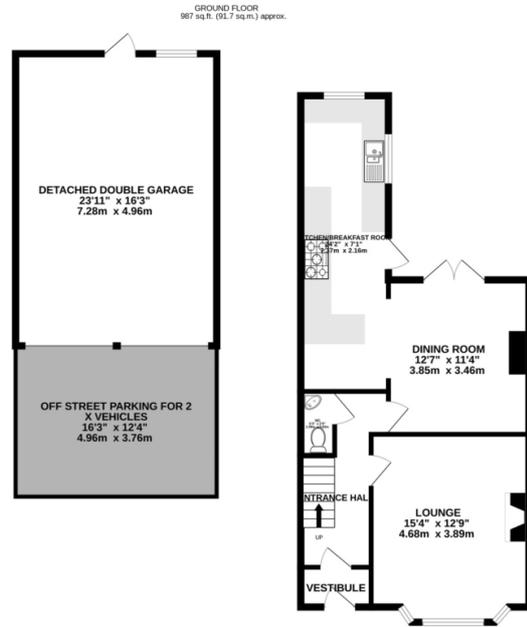
The property itself is located within easy walking distance of Alexander Drive's local amenities and close proximity to Ballakermeen High School. Just a short distance into Douglas Town Centre.

The property is to be sold with no onward chain, to appreciate the space on offer, please call Black Grace Cowley on 01624 645555.

**e:** [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | **w:** [blackgracecowley.com](http://blackgracecowley.com) | **t:** +44 (0) 1624 645555

**a:** 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

# FLOORPLAN



TOTAL FLOOR AREA : 1797 sq.ft. (166.9 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



PROPERTY DETAILS FOR

17 Westminster Drive, Douglas

## Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

**e:** [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | **w:** [blackgracecowley.com](http://blackgracecowley.com) | **t:** +44 (0) 1624 645555

**a:** 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD