



ASKING PRICE

£485,000



## THE DETAILS



18 The Fairway  
Onchan  
£485,000

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

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

PROPERTY DETAILS FOR  
**18 The Fairway, Onchan**





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## PROPERTY DETAILS FOR 18 The Fairway, Onchan

### THE DESCRIPTION

- Spacious modern detached house
- In much sought after, convenient residential location
- Large Breakfast Kitchen, Utility, Cloakroom
- 4 Reception Rooms, 4 Bedrooms and 2 Bathrooms
- Oil fired central heating and double glazed
- Block paved driveway and large rear garden
- No onward chain

### THE PROPERTY

#### DIRECTIONS

Leave Douglas centre via the promenade and continue out onto King Edward Road before turning left onto Harbour Road. Take the last turning on the right hand side into The Fairway and the property is along on the right hand side clearly identified by our 'For Sale' board.

#### PORCH

Wood and glass panelled entrance and inner doors. Ornate coved ceiling. Cloaks rails.

#### HALL (APPROX 25'2 X 9'1)

Spacious entrance hall with stairs leading to the first floor. Ornate coved ceiling. Patio doors leading to the rear garden. Oak floor covering.

#### CLOAKROOM

Fitted with a two piece white suite comprising wash hand basin and W.C. Extractor. Oak floor covering.

#### LOUNGE (APPROX 21'3 X 19'3)

Coal effect living flame gas fire with marble fireplace and wooden surround. Wall lights. Ornate coved ceiling. Wide patio doors to the rear garden. Television, telephone and power points. Oak floor covering.

#### FAMILY ROOM (APPROX 24'2 X 12'8)

Wall lights. Coved ceiling. Patio doors to the rear garden. Television and telephone points.

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### STUDY (APPROX 14'8 X 7'10)

Coved ceiling. Tile effect laminate floor covering. Power points.

### BREAKFAST KITCHEN (APPROX 18'0 X 11'9)

Well fitted with a range of white gloss fronted base, wall, drawer and display units. Matching work surfaces with tiling behind. Inset one and a half bowl single drainer sink unit. Stainless steel fronted electric oven and gas hob. Filter hood. Coved ceiling. Tiled floor.

### UTILITY ROOM (APPROX 11'4 X 5'8)

Single drainer stainless steel sink unit. Work surface. Plumbing for automatic washing machine. Coved ceiling. Tiled floor. Door to garage.

### DINING ROOM/KID'S PLAYROOM (APPROX 14'8 X 11'0)

Coved ceiling. Power points.

### FIRST FLOOR

### GALLERIED LANDING

### MASTER SUITE

### DRESSING AREA (APPROX 11'7 X 7'0)

Fitted wardrobes and linen cupboard.

### BEDROOM (APPROX 17'0 X 12'0)

Eaves access.

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### EN SUITE SHOWER ROOM (APPROX 8'4 X 7'0)

Large shower cubicle with plumbed in shower, contemporary wash hand basin and toilet. Part tiled surround. Laminate floor covering.

### BEDROOM 2 (APPROX 19'3 X 11'9)

Eaves access.

### BEDROOM 3 (APPROX 17'0 X 12'8)

Eaves access.

### BEDROOM 4 (APPROX 14'4 X 7'9)

Eaves access.

### FAMILY ROOM (APPROX 7'9 X 7'9)

Fitted with a white suite comprising bath with shower mixer lead over, vanity wash hand basin and toilet. Mirrored medicine cabinet. Laminate floor covering.

### OUTSIDE

Easily managed gravelled frontage with block paved driveway providing parking for 4 cars. Lovely large private lawned rear garden with mature flower, shrub and tree borders. Paved patio area and pond.

### GARAGE (APPROX 18'0 X 11'5)

Large single integral garage with up and over door and power and light installed.

### SERVICES

All mains services are installed. Oil fired central heating.

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**TENURE**

Freehold.

**POSSESSION**

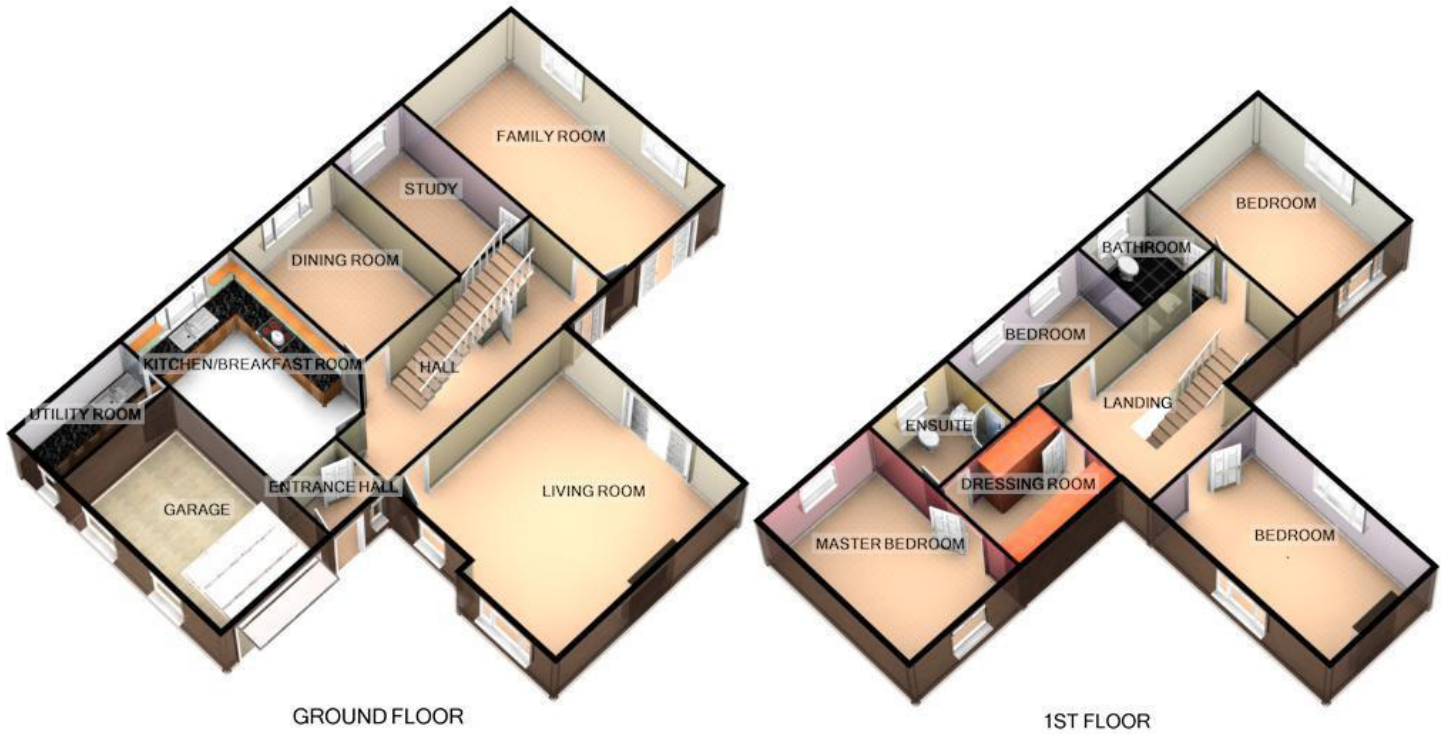
Vacant possession on completion of purchase.

**VIEWINGS**

By appointment through the agent Black Grace Cowley.



## FLOORPLAN



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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