



ASKING PRICE

£279,950

THE DETAILS

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10 Birchley Terrace
Onchan
£279,950

call in today or visit www.blackgracecowley.com for more details

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

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THE DESCRIPTION

- Well presented end terrace house situated in a convenient location in Onchan
- Ideal for First Time Buyers or Investors
- Open-plan Lounge, Newly Fitted Breakfast Kitchen (2024)
- 3 Bedrooms, Family Bathroom
- Utility Room, Boiler Room/Garden Store (Boiler fitted 2025)
- Front Patio and Rear Decked Garden
- uPVC double glazed, Oil fired central heating
- Viewing recommended

THE PROPERTY

Black Grace Cowley are pleased to offer 10 Birchley Terrace to the market. Situated in a convenient location in Onchan and within walk distance of Tesco, Onchan Precinct and Onchan Primary School, and on a regular bus route. To the front of the property there is a paved patio and steps leading up to the front door. Entering the property via the newly fitted composite front door which leads into the entrance porch. A half glazed door provides access into the hall with carpeted stairs leading up to the first floor and a door leading in the lounge. The living area is a lovely open plan space stretching from the front to the rear of the property with dual aspect uPVC double glazed windows making this a lovely light space. The kitchen was fitted in 2024, and features sage green base, wall and drawer units with laminate wood effect worktops incorporating a single bowl sink and drainer unit. Integrated oven, microwave, hob and dishwasher. Understairs storage cupboard. From the kitchen is a door providing access into the utility room which is fitted with wall and base units with contrasting work tops and a one and a half bowl sink and drainer unit. Space and plumbing for a washing machine and tumbler dryer, and space for a fridge freezer. uPVC double glazed window and a uPVC partially glazed door providing access to the rear courtyard.

On the first floor are three good size bedrooms. Bedroom 1 is a lovely double bedroom situated to the front of the property with sea views over Douglas Bay and towards Douglas Head. Bedroom 3 is a good size single bedroom, also situated to the front of the property and enjoying sea views. Bedroom 2 is a good size double bedroom and situated to the rear. The family bathroom is fitted with a four piece suite comprising of a panelled bath, shower cubicle, wash hand basin and WC. Two frosted uPVC double glazed windows. On the landing is a loft hatch providing access to the attic space via a slingsby ladder.



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To the front of the property there is a paved patio garden. To the rear is a good size courtyard garden with a raised decked terrace which attracts the sun from early morning until early evening. There is boiler room/garden store which houses the oil fired central heating boiler which was fitted in 2025. The oil tank is securely placed behind some fence screening and easily accessible via a gate. A gate provides access to the rear lane.

The property has been well maintained by the current vendor, with a newly fitted composite front door, kitchen and oil boiler.

10 Birchley Terrace is an ideal first home and a viewing is highly recommended. Please contact Black Grace Cowley on 01624 645555 to arrange a viewing.

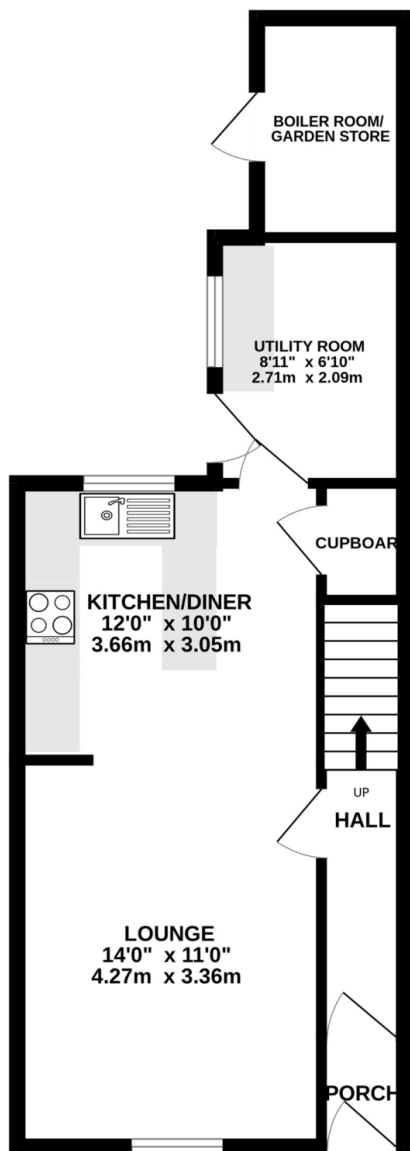
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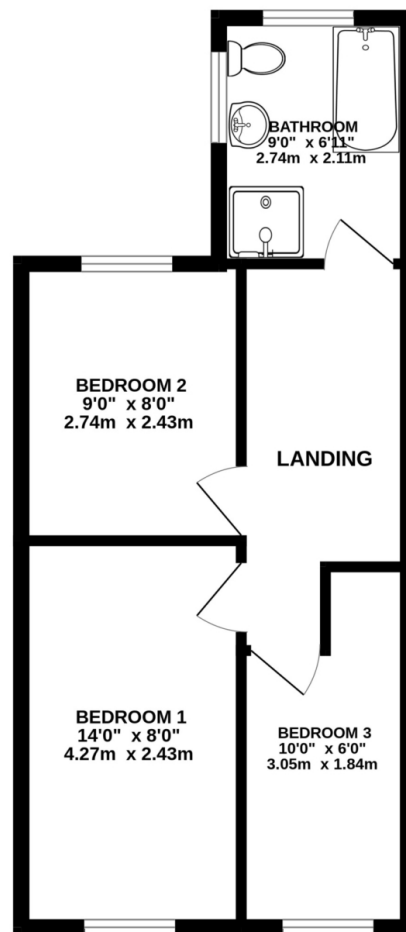
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FLOORPLAN

GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 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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