



ASKING PRICE

£495,000

THE DETAILS

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54 King Edward Road
Onchan
£495,000

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











THE DESCRIPTION

- Spacious Semi-Detached with stunning sea views across Douglas Bay
- Period home occupying a good sized corner plot with planning permission to extend (23/00124/B (<https://pbc.gov.im/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPESGXIPHDM00>))
- 3 Reception Rooms, Kitchen, Utility Room
- 3 double Bedrooms (2 with stunning views), Bathroom
- Lawned gardens to the front and rear
- Raised terrace looking across Douglas Bay to the rear
- Garage, off street parking for 2-3 vehicles
- Oil fired central heating, Double Glazed Throughout

THE PROPERTY

Black Grace Cowley are delighted to offer 54 King Edward Road to the market. This spacious semi-detached period home sits on a large corner plot on the edge of Majestic Drive with stunning views across Douglas Bay towards the headland.

To the front of the property, there is off street parking for two to three vehicles and a large walled lawned garden. A uPVC double glazed door leads into the entrance porch, which leads through to the entrance hall of the home. Off the entrance hall, there is a door into a good sized lounge with a period fireplace, double glazed window looking onto the front garden. A set of double doors lead through to an open-plan snug/sunroom/dining area, which is a wrap around room with uPVC double glazing across the back to take in those spectacular views. A double glazed door provides access out onto the raised sundeck. A door leads into the kitchen which is fitted with a range of wall and base units with contrasting worktops incorporating a stainless steel sink and drainer, integrated fridge freezer and freestanding cooker, double glazed window to side courtyard area. From the kitchen, there is an opening that takes you through to the utility room, which has space and plumbing for both washer and dryer, matching units to the kitchen, sliding patio doors out onto the side courtyard and a door into the integral single garage, which has an up and over door to the front and a double glazed window to side aspect.

54 King Edward Road, Onchan

From the entrance hall taking the stairs up to the first floor there is a good sized landing with a large double glazed window offering plenty of natural light to the stairwell and landing area, built-in airing cupboard. Off the landing, are three double bedrooms, bedroom one is situated to the rear of the property and is an excellent sized room with a large double glazed window and panoramic sea views. Bedroom two, situated to the front of the property, is a generous double bedroom and bedroom three is to the rear, again with a double glazed window with stunning views across Douglas Bay. Large family bathroom fitted with a double-ended bath, walk in corner shower, wash hand basin and WC, built in linen cupboard, and dual aspect double glazed windows.

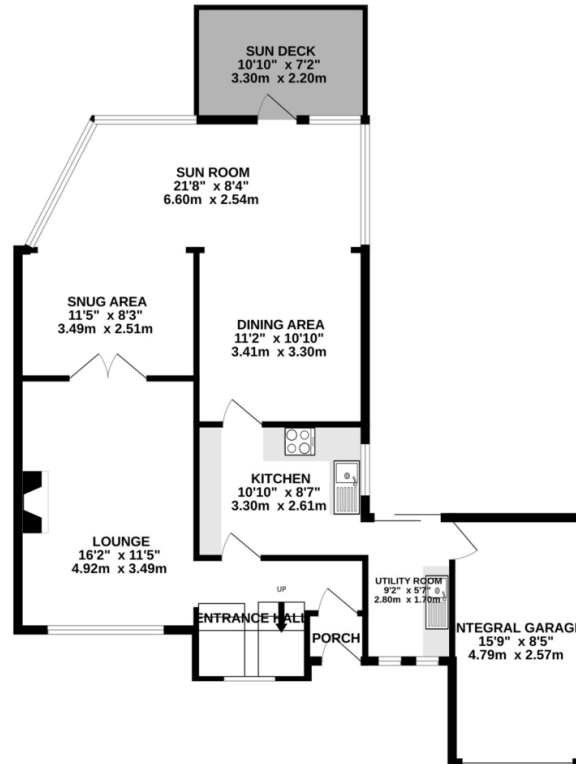
To the rear of the property, there is a fully enclosed, secluded garden, which can be accessed via the utility room, which leads out onto a patio area and through to the lawned gardens. It can also be accessed off the sunroom to the rear via the raised sun deck with steps down to the garden. Mature hedgerow borders, a side gate onto Majestic Drive.

The house benefits from live planning permission to extend- (23/00124/B (<https://pbc.gov.im/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPESGXIPHDM00>)) Erection of double storey side extension, enlarging existing rear raised patio area, alterations to existing conservatory finish and extension of driveway.

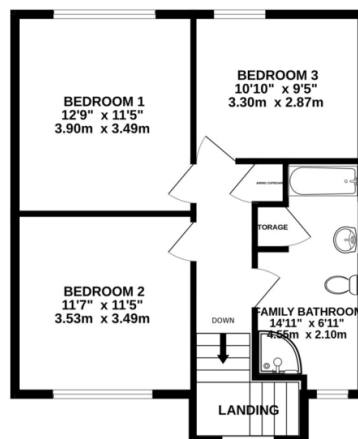
The property is located in a stunning spot, with sea views and easy access down to Douglas Promenade and on towards Douglas Town Centre. Within walking distance of Port Jack's local amenities and Onchan Village. Oil fired central heating.

FLOORPLAN

GROUND FLOOR
910 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.9 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.
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PROPERTY DETAILS FOR

54 King Edward Road, Onchan

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