



ASKING PRICE

£415,000

## THE DETAILS



Coming Soon  
Royal Avenue, Onchan  
£415,000

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



## Coming Soon, Royal Avenue, Onchan



## THE DESCRIPTION

- Semi-detached beautifully presented house in Onchan
- Close to Onchan Village and local amenities
- Bay fronted Lounge, Contemporary open-plan Kitchen/Diner
- Recently fitted Utility Room and downstairs WC
- 3 double Bedrooms, Modern Bathroom
- Detached Garage and off street parking for 4 cars
- Large south-west facing rear garden
- Gas Central Heating and uPVC double glazed throughout

## THE PROPERTY

Black Grace Cowley are delighted to offer this refurbished semi-detached period house has been finished to a very high standard by the current vendor.

To the front and side is off street parking for 3-4 vehicles and a lawned garden with path leading to the front door. Upon entering the property there is a porch leading through to the spacious and bright entrance hall with built in cloaks cupboard. To the front of the property there is a bay fronted lounge with log burner. From the entrance hall an opening leads through to the open-plan kitchen diner, with a newly fitted kitchen featuring contemporary navy wall, base and drawer units with stone worktops and a large island with breakfast bar to the centre, NEFF kitchen appliances and Quooker tap. Double glazed doors provide access out onto the rear garden and a doorway that leads through to a fully modernised utility room and downstairs WC.

On the first floor is a bright and spacious landing which provides access to the bedrooms. Bedroom 1 is situated to the rear of the house and overlooking the garden. Bedrooms 2 and 3 are both double bedrooms and situated to the front. The family bathroom is fitted with modern suite comprising of a double ended freestanding bath, walk in shower cubicle, wash hand basin and WC.

Externally, the property benefits from a detached single garage, which is approx. 20ft in length, and has a bi-folding door giving both pedestrian and vehicular access. There are gardens to the front and rear, and off road parking for 4 vehicles.



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The Property is located within walking distance of Onchan Park, Onchan School, local amenities and just a short walk down to Douglas Promenade.

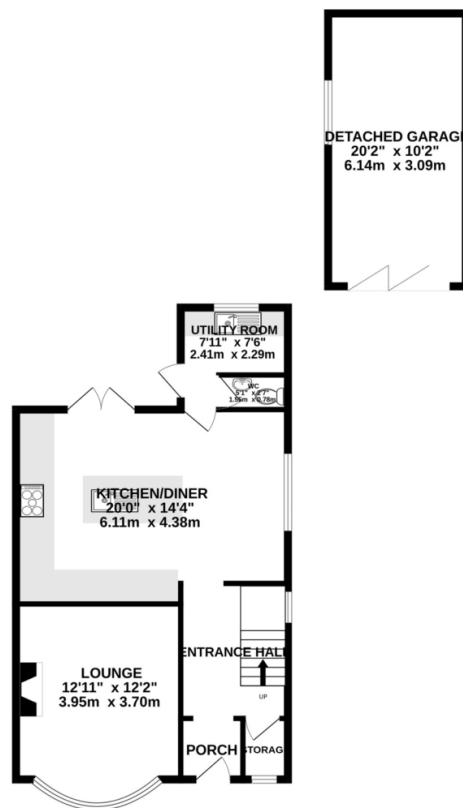
The property has been fully refurbished by the current owners, to include re-plumbed, re-wired and re-plastered throughout and 100mm insulated plasterboard fitted on the 1st floor rooms. To appreciate the standard of finish and the space on offer. Please call Black Grace Cowley on 01624 645555 to arrange a viewing.

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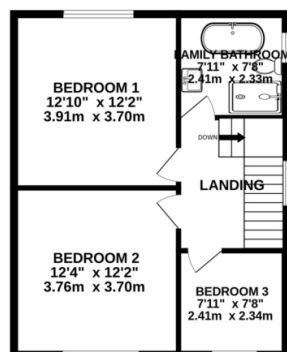
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## FLOORPLAN

GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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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## Disclaimer

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