



ASKING PRICE

£325,000



## THE DETAILS



3



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13 Auburn Road

Onchan

£325,000

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

PROPERTY DETAILS FOR  
13 Auburn Road, Onchan



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## THE DESCRIPTION

- Mid Terrace Period House
- Situated in a cul-de-sac location within a short walk of Onchan Village, local amenities and close to bus route
- Excellent condition and retaining many period features throughout
- Open-plan bay fronted lounge diner
- Modern Fitted Kitchen, Utility Room/Boot Room
- 3 Bedrooms, contemporary Family Bathroom, stairs to attic room
- Paved rear garden
- uPVC double glazed throughout, Gas fired central heating

## THE PROPERTY

Black Grace Cowley are delighted to offer 13 Auburn Road to the market. This well presented period mid terraced home sits in an elevated position within a quiet cul-de-sac in Onchan.

To the front there are steps leading to the front door and a raised patio garden. Entering the property via the double glazed door which leads into the vestibule porch with access through to the entrance hall. The entrance hall has tile effect flooring, carpeted stairs leading up to the 1st floor and original coving and period features throughout, understairs storage cupboard. Off the entrance hall, there are two doors, one leads into the bay fronted lounge and the other into the dining room. Both rooms are open to each other, offering plenty of natural light, dual aspect double glazed windows, including a large bay window to the front. Feature electric fireplace to the lounge, and carpeted floors throughout. At the end of the entrance hall there is a door into a utility room/boot room, offering a versatile space with a uPVC double glazed window, built in shelving and space and plumbing for a washing machine and tumble dryer. A step leads up to the kitchen, which is fitted with a range of contemporary white wall and base units with black detailed handles and wood effect worktops incorporating a breakfast bar and undercounter wine fridge. Integrated fridge freezer and gas combi boiler. Dual aspect uPVC double glazed windows and a double glazed door giving access out to the rear courtyard.

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On the first floor there is a spacious landing with a Velux skylight offering plenty of natural light. Off the landing are three bedrooms, Bedroom 1 is situated to the front of the property with a double glazed window offering partial sea views. Bedroom 2 is situated to the rear, with a double glazed window looking onto the courtyard. Bedroom 3 is situated to the front with partial sea views, ideal as a single guest room or home office. The family bathroom is fitted with a panelled bath with shower over, wash hand basin and WC, tile effect flooring and heated towel rail. Lastly off the landing there is a door giving access to a staircase which leads up to the attic room, which benefits from a Velux window.

To the rear of the property there is an I-shaped courtyard garden with patio slabs directly off the back of the house, and then steps leading up to a raised courtyard area with exposed Manx stone walls. Timber gate providing access to the rear land.

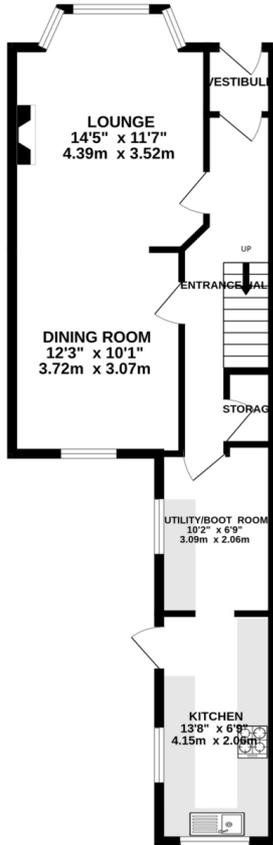
The property is situated within a 2-3 minute walk of Onchan Villages local amenities and within easy access to bus routes for Douglas, Ramsey, and beyond. Just a short walk to Onchan Park and down to Douglas Promenade.

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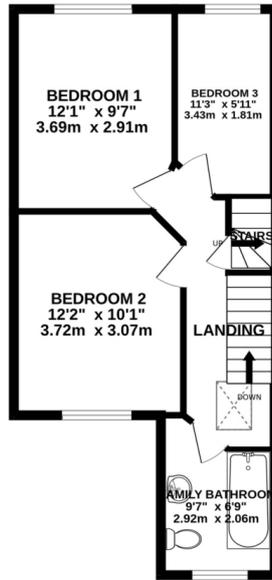
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# FLOORPLAN

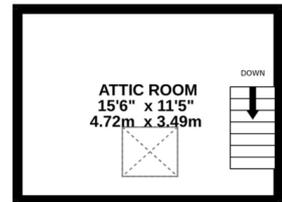
GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.

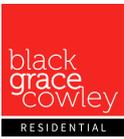


2ND FLOOR  
177 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA: 1166 sq.ft. (108.3 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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