



ASKING PRICE

£279,950



## THE DETAILS



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11 Royal Drive

Onchan

£279,950

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  
11 Royal Drive, Onchan



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PROPERTY DETAILS FOR

# 11 Royal Drive, Onchan

## THE DESCRIPTION

- End Terrace Period House
- Situated in a sought after area in Onchan
- Close to local amenities and a 5 minute drive into Douglas Town Centre
- Porch, Entrance Hallway
- Lounge, Dining Room, Kitchen, Rear Porch
- 3 Bedrooms, 2 Bathrooms
- Attic Room
- Rear yard
- In need of some modernisation

## THE PROPERTY

Black Grace Cowley are pleased to offer 11 Royal Drive in Onchan to the market. A period, end of terrace property retaining many original features throughout, in need of some modernisation offering an exciting opportunity for a prospective purchaser.

To the front of the property there is a walled garden with a gate leading to the tiled path and steps up to the first floor. Upon entering the property there is an entrance porch leading through to the hallway with stairs to the first floor. At the front of the property there is a bay fronted lounge with a feature wood burner. The dining room is situated to the rear with an opening into the kitchen, which is fitted with a range of wall and base units. Off the kitchen is access into the rear porch which provides access into the rear yard.

On the first floor, off the half landing, there is access into the bathroom. There are then three bedrooms, Bedroom 1 is a good sized double bedroom situated to the front, Bedroom 2 is situated to the rear and a good sized double bedroom and lastly, Bedroom 3 is situated to the front and a good sized single bedroom. There is a storage cupboard off the landing and a set of stairs leading up to the attic room. Off the attic room there is a shower room.

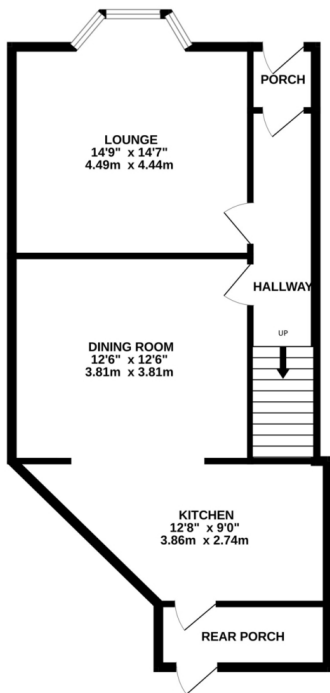
Offered for sale with no onward chain.

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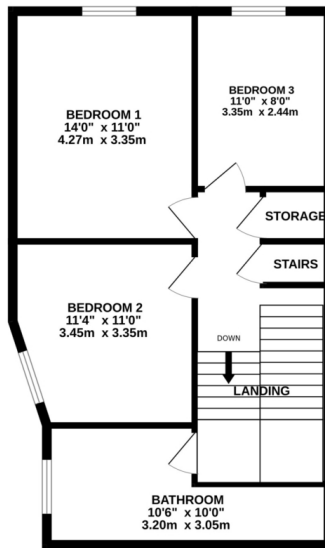
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# FLOORPLAN

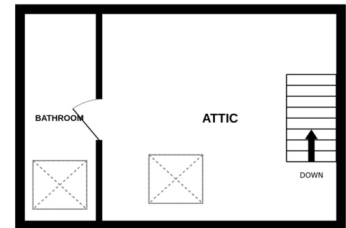
GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



2ND FLOOR  
259 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA: 1512 sq.ft. (140.5 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

11 Royal Drive, Onchan

## Disclaimer

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