



ASKING PRICE

£349,000

THE DETAILS

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27 Victoria Avenue
Onchan
£349,000

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

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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

PROPERTY DETAILS FOR
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THE DESCRIPTION

- Well presented mid-terrace period property
- Situated within walking distance of Onchan's local amenities
- Entrance Hall
- Lounge, Dining Room, Kitchen
- 3 Bedrooms, Bathroom
- Rear garden with deck to enjoy the evening sun
- Off street parking for 2 cars to the rear
- Gas fired central heating, uPVC double glazed
- Viewing highly recommended

THE PROPERTY

Black Grace Cowley are delighted to offer 27 Victoria Avenue to the market. A period mid-terrace house situated in a sought after area in Onchan with off road parking for two cars to the rear.

To the front of the property there is a small garden with a concrete path leading up to the front door. Entering via the original wooden door which leads into the entrance vestibule which continues through to the entrance hall with stairs up to the first floor and the original painted wooden floors. The lounge is situated to the front of the property with a beautiful bay window offering plenty of natural light, original coved ceilings and an open fire with a tiled surround, carpeted floors. The dining room is situated to the rear of the property with a uPVC double glazed window enjoying views of the rear garden, the room features an open fire with a Victorian fireplace and tiled hearth, Kardean wood effect flooring. Off the dining room is access into the kitchen which is fitted with a range of shaker style wall and base units with marble effect laminate worktops, integrated appliances include an oven and hob with extractor fan over and undercounter fridge and freezer. There is an understairs cupboard which lends itself perfectly as a pantry. The gas fired Worcester Boiler is situated in the kitchen. A uPVC double glazed door provides access to the rear of the property.

On the first floor there is a spacious landing with space for a little reading nook. Bedroom 1 is situated to the front of the property and is a spacious double bedroom with the original painted wooden floors. Bedroom 2 is situated to the rear of the property and is a good size double bedroom with carpeted floors. Bedroom 3 is a good size single bedroom situated to the front of the property with carpeted floors. The family bathroom is situated to the rear of the property and fitted with a panelled bath with shower over, wash hand basin and WC, tongue and groove panelling to the walls and herringbone effect lino flooring.



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To the rear of the property there are three stone storage areas attached to the property, one is currently used as a utility room with space and plumbing for a washing machine and tumble dryer. There is an enclosed rear yard with a wooden south-westerly facing private deck which enjoys the evening sun, a gate provides access to the rear gravelled parking area providing off street parking for two cars.

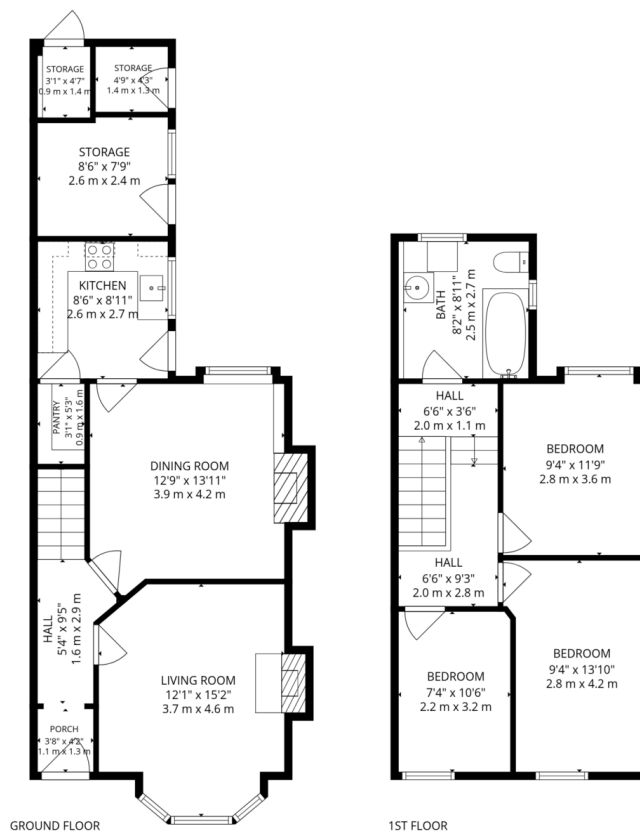
27 Victoria Avenue has been tastefully renovated retaining many of the original features throughout, and a viewing is highly recommended. To arrange a viewing, call Black Grace Cowley on 01624 645555

Gas fired central heating. uPVC double glazed throughout.

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FLOORPLAN



Total: 1001 sq. Ft, 93 m2

Ground Floor: 510 sq. Ft, 47 M2, 1st Floor: 491 sq. Ft, 46 m2

Excluded Areas: Porch: 15 sq. Ft, 1 M2, Storage: 105 sq. Ft, 10 M2, Fireplace: 7 sq. Ft, 1 M2,
Walls: 86 sq. Ft, 8 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

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The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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