



41 Lhon Vane Close, Onchan, IM3 3BB

Well-Maintained Semi-Detached 3 Bed House
 Situated in a Convenient Location for Local Shops
 & Schools. Newly Fitted Roof. Lawned Front &
 Rear Gardens. Attached Single Garage &
 Driveway.

£379,950

Property Overview

Property Type	Semi-Detached
Receptions	2
Bedrooms	3
Bathrooms	1

Property Details

Property Type	Semi-Detached	Heating	Oil Fired Central Heating
Receptions	2		
Bedrooms	3	Windows	uPVC Double Glazed
Bathrooms	1	Front Garden	Lawned
		Rear Garden	Lawned
		Garage	Attached Single



Simon Dixon

Associate Director
sdixon@cowleygroves.com
01624 625888

Property Description

Newly installed roof, fitted in 2024.

Accommodation

Ground Floor

Entrance Porch (approx. 6'6 x 3'3)

Frosted double glazed composite Solidor front door (fitted in August 2025) with a floor to ceiling frosted uPVC double glazed window to one side. Door providing access into:

Lounge (approx. 19'9 x 12'5 max)

Feature multi-fuel stove with a tiled surround and hearth. uPVC double glazed window (fitted in August 2025). Door providing access into:

Dining Room (approx. 12'6 x 8'10)

uPVC double glazed sliding French door provide access onto the rear decking and garden. Opening into:

Kitchen (approx. 10'5 x 7'4)

Fitted with a generous range of Magnet cream fronted base, wall and drawer units with concealed cutlery drawers and corner units. Work surfaces incorporate a one and a half bowl sink with a mixer tap over and drainer. Appliances include: an electric Beko oven/grill with a Zanussi four ring induction hob and a Caple extractor hood above. uPVC double glazed window overlooking the rear garden. Heated towel rail. Door into:

Hallway

Stairway access to the first floor. uPVC double glazed door providing access out to the rear garden and decked area. Door into:

Utility Room (approx. 7'9 x 6'0)

Fitted with a range of wall and drawer units. Space for a freestanding fridge/freezer, dishwasher and washing machine. uPVC double glazed window overlooking the rear garden. Heated towel rail.

First Floor

Landing

uPVC double glazed window.

Bedroom 1 (approx. 12'0 x 10'5)

Two dual aspect uPVC double glazed windows.

Bedroom 2 (approx. 12'1 x 8'8)

Built-in wardrobes across one wall. uPVC double glazed window. Drop-down Slingsby ladder provides loft access.

Bedroom 3 (approx. 11'1 x 7'6)

Built-in wardrobe with fitted shelving and hanging rail. uPVC double glazed window overlooking the rear garden.

Family Bathroom (approx. 9'9 x 5'1)

Fitted with a three piece suite comprising of a large walk-in open shower cubicle with rainfall shower head and separate flexi shower head, large vanity wash hand basin unit and W.C. Frosted uPVC double glazed window. Heated towel rail. Back-lit mirror. Extractor fan. Ceiling downlighters. Fully tiled walls.

Outside

To the front of the property there is a laid to lawn garden with hedged boundaries and a driveway providing access to the garage and off road parking for two cars. Gated access to either side, with the oil bulk storage tank to one side, providing access to the rear.

To the rear of the property there is a South/South-Westerly facing mainly laid to lawn garden surrounded by immaculately kept shrubs and flowerbeds, raised decked area and hedged boundaries providing plenty of privacy. Garden shed. External water tap.

Attached Single Garage (approx. 16'10 x 7'10)

Fitted with a metal sliding up and over garage door. Houses the Worcester oil fired central heating boiler, fitted in the last 5 years. Circuit board. Power and light connected.

Services

All main services are connected. Oil fired central heating. uPVC double glazed throughout.

Rates

Isle of Man Treasury: £864.62

Onchan District Commissioners: £637.88

Total: £1,502.50 (2025/26).

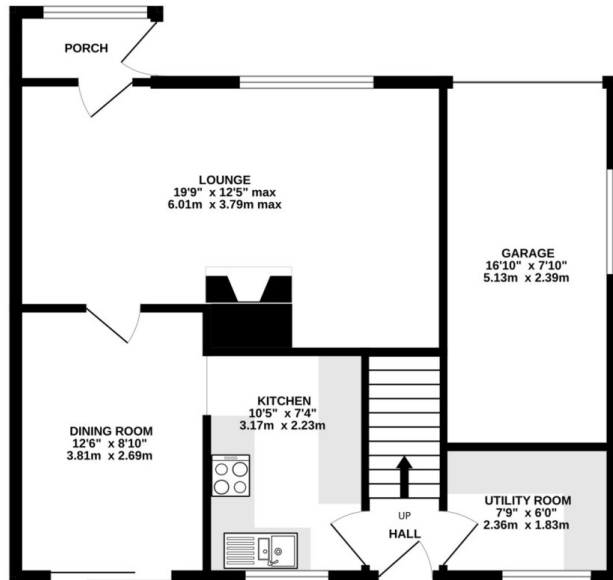
Directions

Travelling along Johnny Watterson's Lane, turn right at the junction with the Mountain Road and onto Hillberry Road. Continue straight on at Signpost Corner and take the second right hand turning into Lhon Vane Close. Follow the road around to the left, continuing to the end of the close, where number 41 can be found on the right hand side, clearly identified by our For Sale board.

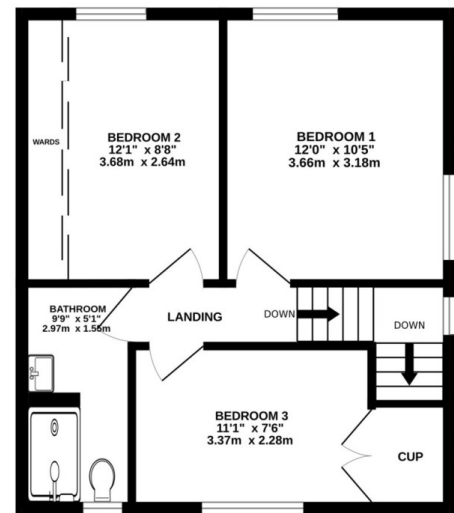




GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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