



60 Royal Avenue, Onchan, IM3 1LB

Terraced 4 Bed House Situated in a Sought After Location Within Walking Distance of Port Jack Glen & Onchan Park. Distant Sea Views. Lawned Front Garden. Rear Driveway.

£349,950

Property Overview

Property Type	Terraced
Receptions	3
Bedrooms	4
Bathrooms	1

Property Details

Property Type	Terraced	Cloakroom	1
Receptions	3	Windows	uPVC Double Glazed
Bedrooms	4	Front Garden	Lawned
Bathrooms	1	Garage	Driveway



Simon Dixon

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Property Description

Accommodation

Ground Floor

Entrance Porch (approx. 4'11 x 4'10)

Entrance Hallway (approx. 4'10 x 5'10)

Lounge (approx. 17'8 into Bay x 13'10)

Dining Room (approx. 12'11 x 12'0)

Kitchen (approx. 10'3 x 21'0)

Utility/Store Room (approx. 20'7 x 6'9)

Downstairs W.C. (approx. 5'4 x 2'8)

First Floor

Landing (approx. 19'10 max x 5'11 max)

Bedroom 3 (approx. 10'5 x 10'3)

Shower Room (approx. 6'5 x 7'2)

Separate W.C. (approx. 4'8 x 2'10)

Bedroom 1 (approx. 17'8 into Bay x 11'6)

Bedroom 2 (approx. 11'11 x 12'10)

Bedroom 4 (approx. 6'11 x 10'7)

Second Floor

Landing

Games Room (approx. 20'5 x 12'11)

Eaves storage.

Store Room

Outside

To the front of the property there is a good size lawned garden with dwarf walled boundaries and a footpath leading to the front door.

To the rear of the property there is a driveway providing off road parking for up to two vehicles.

Services

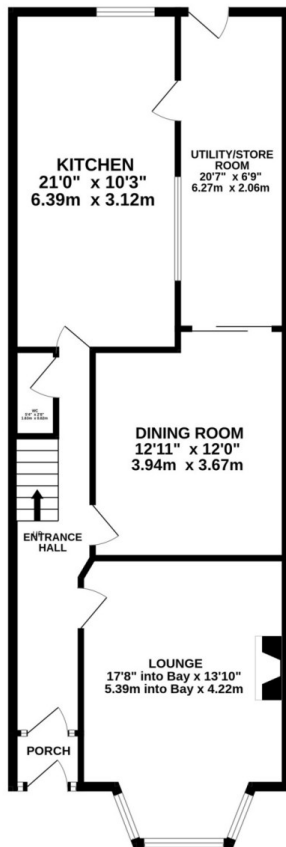
All main services are connected. uPVC double glazed throughout. Please note the log burner in situ is not currently compliant and will need to be removed or updated to current regulations by the purchaser.

Directions

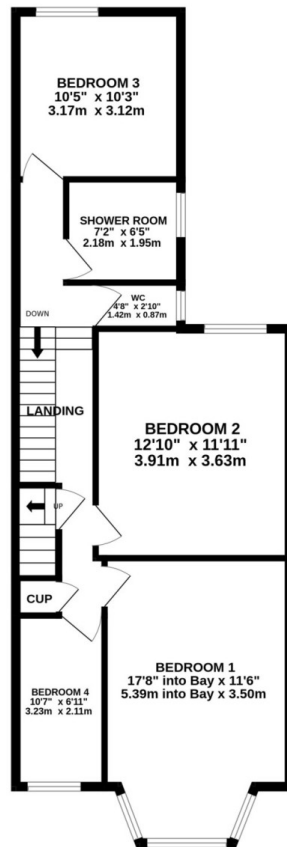
Travelling from the Grandstand along Glencrutchery Road onto Governors Road, in the direction of Onchan. Upon reaching the roundabout, continue onto the Main Road and turn right onto Royal Avenue. Continue to the junction with Alberta Drive and proceed straight ahead where number sixty can be found on the left hand side, clearly identified by our For Sale board.



GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



2ND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1936 sq.ft. (179.9 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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