



34 Auburn Road, Onchan, IM3 1LW

Semi-Detached 3 Bed House Situated in a Quiet Cul-De-Sac Location Within Close Proximity of Onchan's Amenities, Douglas Promenade & Beach. Lawned Rear Garden. Driveway.

£345,000

Property Overview

Property Type	Semi-Detached
Receptions	1
Bedrooms	3
Bathrooms	1

Property Details

Property Type	Semi-Detached	Cloakroom	1
Receptions	1	Heating	Oil Fired Central Heating
Bedrooms	3		uPVC Double Glazed
Bathrooms	1	Windows	Easily Maintained
		Front Garden	Lawned
		Rear Garden	Driveway
		Garage	



Simon Dixon

Associate Director
sdixon@cowleygroves.com
01624 625888

Property Description

Specification

- Built in approximately 1938
- Newly fitted bathroom suite in 2018 with underfloor heating
- Loft conversion completed with 75mm Kingspan insulation
- Newly fitted roof in 2019
- Re-pointed the chimney stack
- Everest conservatory
- Recently swept and serviced log burner
- Bathroom fitted in 2018 and includes underfloor heating
- Newly fitted lino flooring in the kitchen

Planning permission in place for a two storey extension and widening of vehicle access, which includes the creation of a larger kitchen, snug, additional bedroom, dressing room and en-suite. Full details of which can be found by [clicking here](#) or by visiting <https://pbc.gov.im/online-applications/applicationDetails.do?activeTab=summary&keyVal=PU29F6IP0DH00>

Accommodation

Ground Floor

- Entrance Porch (approx. 7'2 x 2'10)
- Entrance Hallway (approx. 5'6 x 4'4)
- Lounge (approx. 18'5 x 10'4 min)
- Kitchen (approx. 9'9 x 8'9)
- Conservatory (approx. 10'9 x 8'10)
- Utility Room (approx. 5'9 x 5'8 min)
- Downstairs W.C. (approx. 3'6 x 3'2)

First Floor

- Landing
- Bedroom 1 (approx. 10'4 x 9'11)

- Bedroom 2 (approx. 10'4 x 8'6)
- Bathroom (approx. 11'4 max x 9'9)

Top Floor

- Landing
- Bedroom 3 (approx. 16'9 max x 9'9)

Outside

To the front of the property there is an easily maintained gravelled garden area, ideal for a display of plant pots and shrubs. Block paved driveway providing off road parking for 2 cars. Fenced and gated access to the rear garden.

To the rear of the property there is a good size lawned garden with a large raised patio area, perfect for summer entertaining. Fenced boundaries. Oil bulk storage tank.

Services

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

Rates

Isle of Man Government Treasury: £730.26

Onchan District Commissioners: £538.75

Total: £1,269.01 (2025/26)

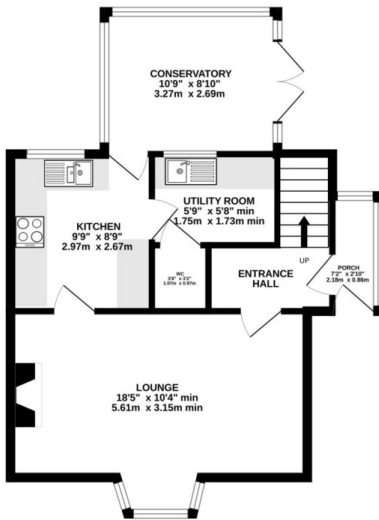
Directions

Travelling along Queens Promenade in the direction of Onchan, continue up Summerhill Road and past the junction with Governors Road. Take the first right hand turning onto Kelvin Road and turn right onto Auburn Road where number thirty four can be found the left hand side toward the end of the cul-de-sac, clearly identified by our For Sale board.

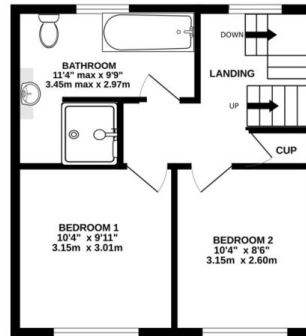




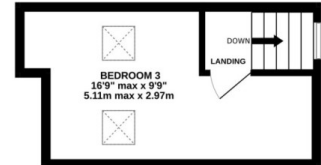
GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.

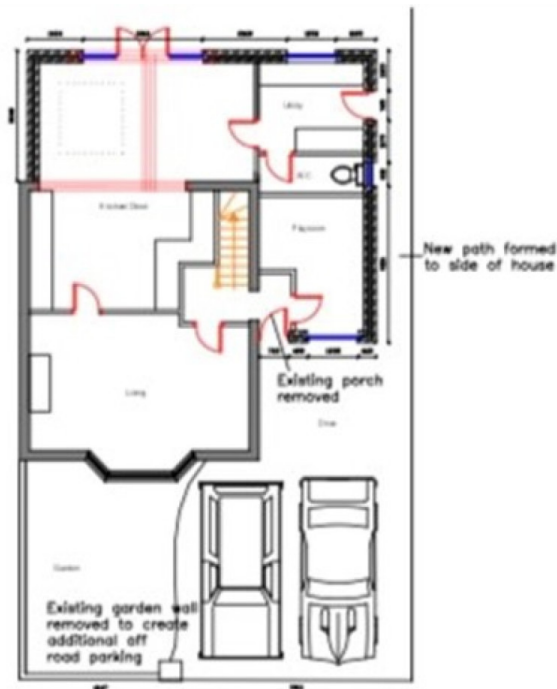


2ND FLOOR
170 sq.ft. (15.8 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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Ground Floor Plan



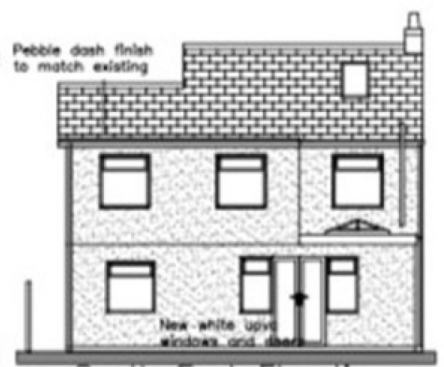
First Floor Plan



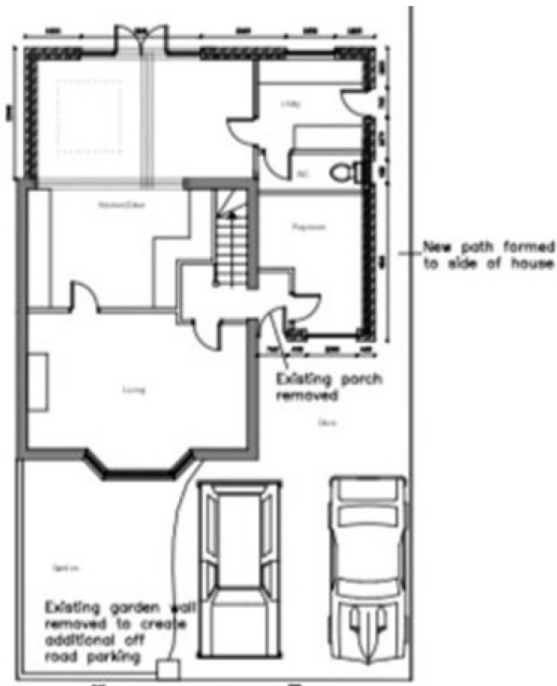
South West Elevation



North West Elevation



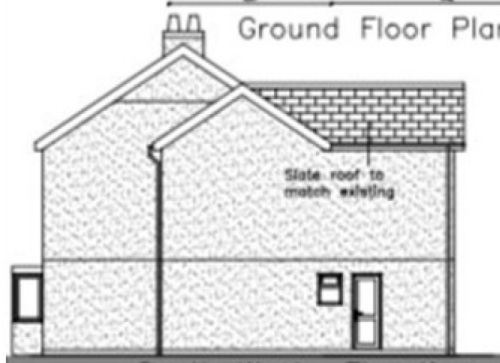
South East Elevation



Ground Floor Plan



First Floor Plan



South West Elevation



North West Elevation



South East Elevation

