



45 Governors Road, Onchan, IM3 1AY

Terraced 2 Bed House Situated in the Heart of Onchan Village Within Walking Distance of Local Shops, Schools & Amenities. Located on a Convenient Bus Route. Off Road Parking for at Least 2 Vehicles.

£299,950

Property Overview

Property Type	Terraced
Receptions	2
Bedrooms	2
Bathrooms	1

Property Details

Property Type	Terraced	Cloakroom	1
Receptions	2	Heating	Gas Fired Central Heating
Bedrooms	2	Windows	uPVC Double Glazed
Bathrooms	1	Front Garden	Easily Maintained
		Rear Garden	Rear Yard
		Garage	Off Road Parking



Simon Dixon

Associate Director
sdixon@cowleygroves.com
01624 625888

Property Description

Specification

- Vaillant gas fired central heating boiler, fitted in 2021
- Wooden venetian blinds fitted throughout, all of which are included in the sale
- Externally painted in September 2024 which comes with a 10 year warranty

Accommodation

Ground Floor

Entrance Porch (approx. 4'0 x 3'9)

Double glazed panelled oak front door. Newly fitted modern fuse box, installed in January 2022. Oak door providing access into:

Entrance Hallway

Glass panelled oak door provides access into:

Lounge (approx. 15'4 into Bay x 11'10 max)

Feature electric fireplace with tiled surround and ornate hearth. uPVC double glazed bay window. Opening into:

Dining Room (approx. 12'3 x 12'1)

uPVC double glazed window overlooking the rear aspect. Opening into:

Kitchen (approx. 13'0 x 8'8)

Fitted with a generous range of wooden base, wall and drawer units. Breakfast bar area with two barstools (option to be included in the sale). Work surfaces incorporate a double bowl sink with a mixer tap over and drainer. Integrated Zanussi fridge, separate integrated Zanussi freezer, Bosch washing machine (bought in the last year), integrated five ring gas hob with a Grundig electric oven/grill (bought in the last year) with a stainless steel extractor hood above. Under unit lighters. Under stairs pantry/storage area. Composite double glazed door leading out to the rear yard. uPVC double glazed window.

First Floor

Landing

Double glazed Velux skylight. Loft access.

Bedroom 1 (approx. 16'2 x 12'2)

Two uPVC double glazed windows overlooking the front aspect.

Bedroom 2 (approx. 12'6 x 10'7)

uPVC double glazed window to the rear aspect.

Family Bathroom (approx. 9'11 max x 6'5)

Fitted with a modern three piece suite comprising of a panel bath tub with a rainfall shower head, separate flexi-shower head and shower screen, large vanity wash hand basin unit and W.C. Heated towel rail. Frosted uPVC double glazed window. Extractor fan. Ceiling downlighters.

Separate W.C. (approx. 5'9 x 3'1)

Fitted with a W.C. Frosted uPVC double glazed window.

Outside

To the front of the property there is a well-maintained front yard, finished with a stone effect resin. Dwarf walled boundaries with wrought iron railings, a footpath and steps leading up to the front door.

To the rear of the property there is a generous size enclosed paved yard area. Well-maintained garden shed. Outdoor water tap. Gated access to:

Parking Area

Accessed from the rear lane. Ample off road parking for at least two vehicles, with additional roadside parking nearby.

Outbuilding (approx. 4'3 x 4'0)

Houses the Vaillant wall mounted gas fired central heating boiler and provides ample storage space. Power and light connected.

Services

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

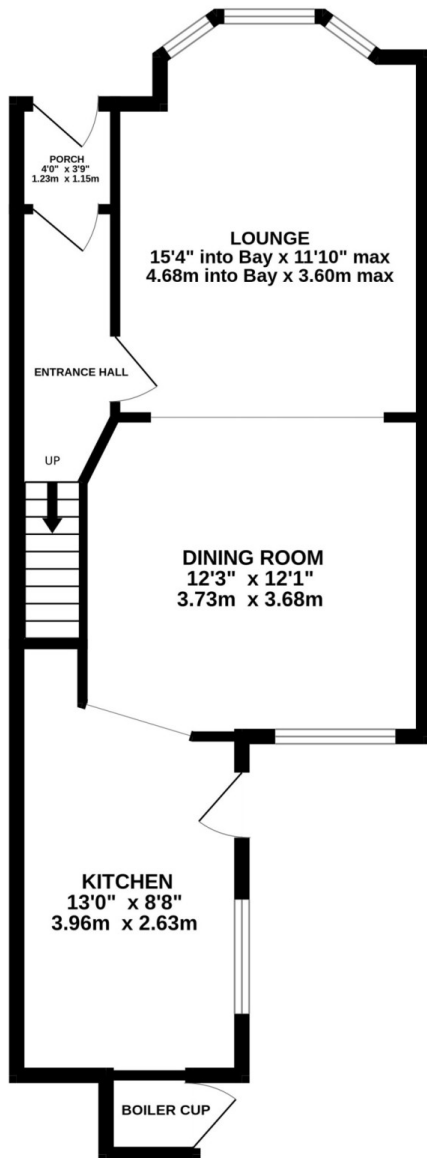
Directions

Travelling along Glencrutchery Road in the direction of Onchan, continue straight ahead at the roundabout by Governor's Bridge and onto Governors Road where number forty five can be found a short distance along on the left hand side, clearly identified by our For Sale board.

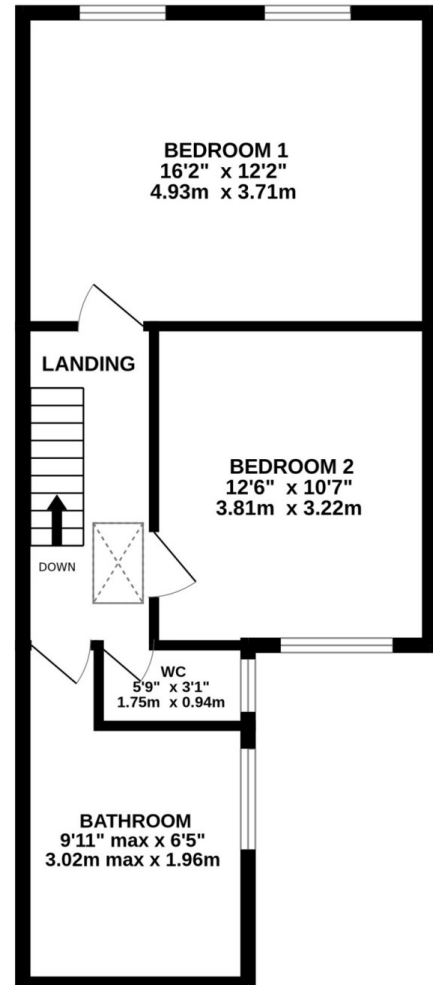




GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.6 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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