



17 Cronk Avenue, Birch Hill, Onchan, IM3 3DG

Beautifully maintained detached 3 bedroom dormer bungalow located within walking distance of the local shop & Ashley Hill Primary School. Set on a well-kept plot, the property offers an immaculate lawned front garden & a private, enclosed lawned rear garden. Attached single garage & a driveway.

£425,000

Property Overview

Property Type	Bungalow
Receptions	1
Bedrooms	3
Bathrooms	1

Property Details

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



Leah Drinkwater

Sales Negotiator

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Property Description

Accommodation

Ground Floor

- Entrance Hallway (approx. 11'7 x 5'1)
- Lounge (approx. 22'6 x 10'10)
- Breakfast Kitchen (approx. 11'7 x 10'11): Fitted in the last 5 years.
- Bedroom 1 (approx. 11'4 x 11'3)
- Family Bathroom (approx. 7'1 x 6'0): Recently fitted in the last 2 years.

First Floor

- Landing (approx. 5'1 x 4'8)
- Bedroom 2 (approx. 13'6 x 11'6)
- Bedroom 3 (approx. 11'6 x 10'11)
- Attic/Eaves Storage Space (approx. 30'2 x 4'11)

Outside

To the front of the property there is an immaculately maintained lawned garden with mature shrubs, 2 trees, steps leading up to the front door, gated access to the rear and a driveway providing off road parking for one vehicle.

To the rear of the property there is an enclosed lawned garden with a mixture of fenced and hedged boundaries, multiple shrubs, trees, including a Manx palm tree, and steps leading up to the kitchen. Oil bulk storage tank.

Attached Single Garage (approx. 17'2 x 9'3)

Fitted with a white sectional garage door.

Services

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

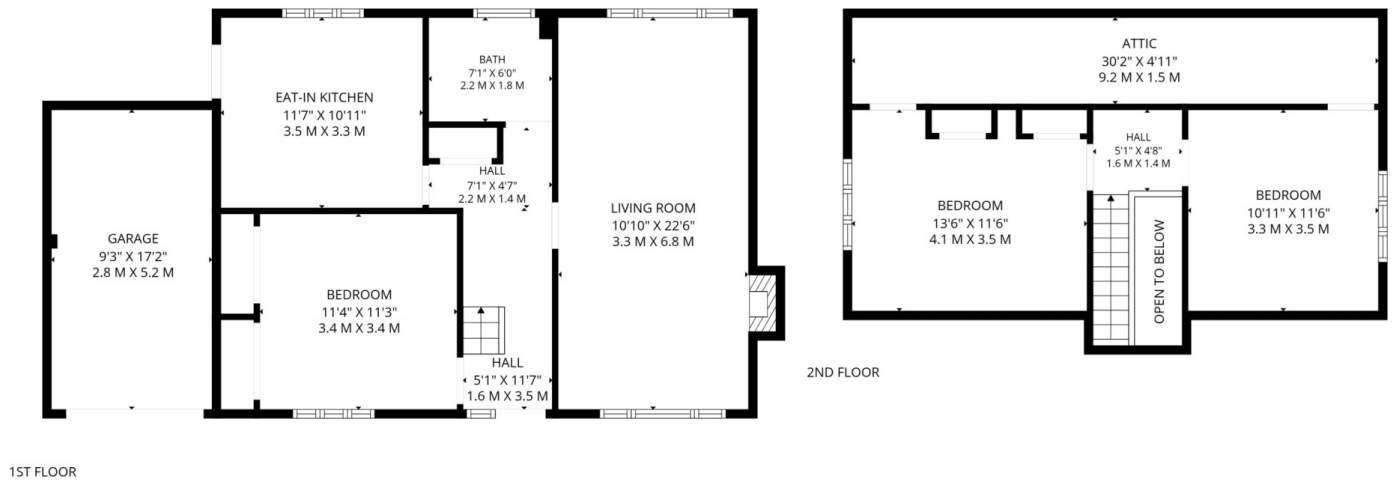
Directions

Travelling along Governors Road to Corkills Garage, turn left at the Manx Arms onto Avondale Road and follow the road straight ahead, onto Hillberry Road. Continue past the Archibald Knox and Beehive Kindergarten, taking the next right into Birch Hill Crescent. Follow the road round, past Costcutter, and turn left into Cronk Avenue, continuing to where the road

bears round to the right, where number seventeen can be found on the left hand side, clearly identified by our For Sale board.





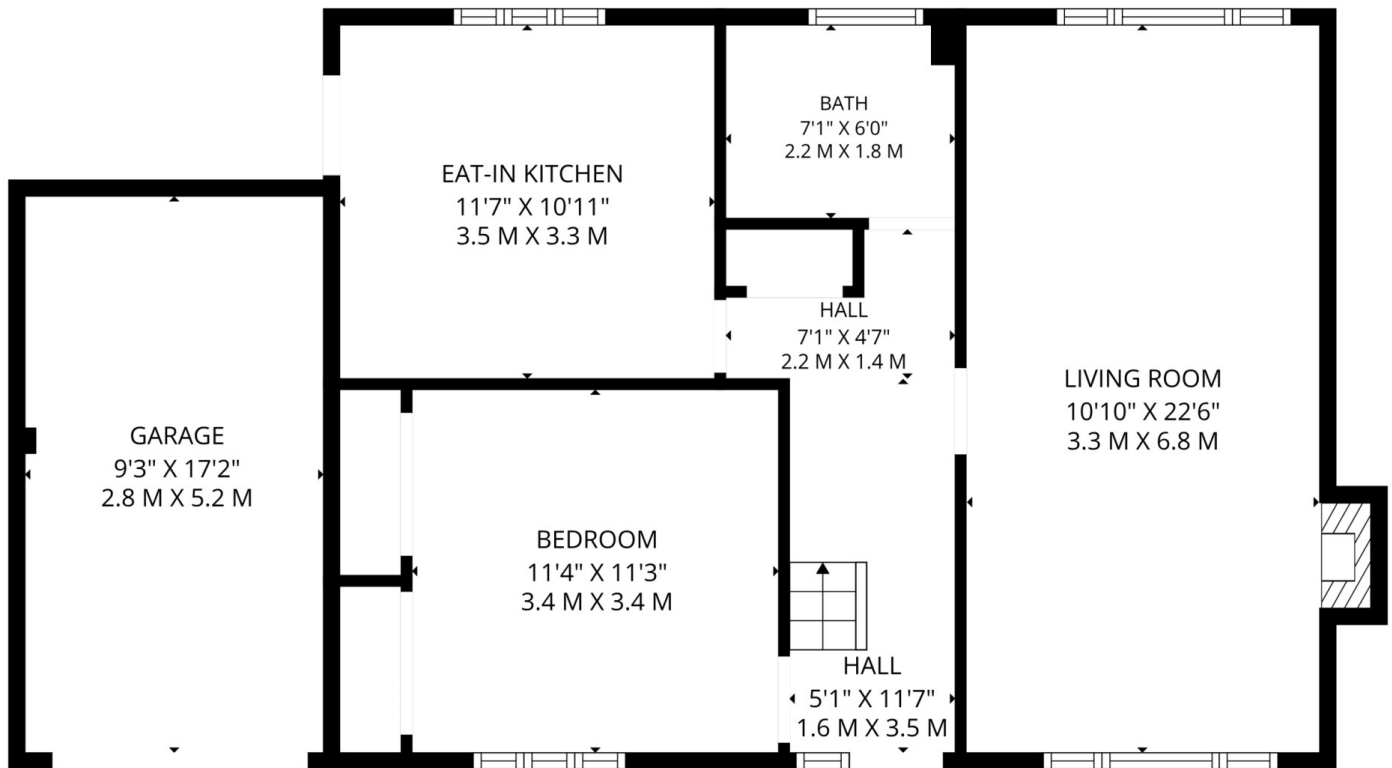


Total: 1031 sq. Ft, 96 m2

1st Floor: 685 sq. Ft, 64 M2, 2nd Floor: 346 sq. Ft, 32 m2

Excluded Areas: Garage: 158 sq. Ft, 15 M2, Low Ceiling: 149 sq. Ft, 14 M2, Open To Below: 23 sq. Ft, 2 M2, Walls: 124 sq. Ft, 11 m2

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

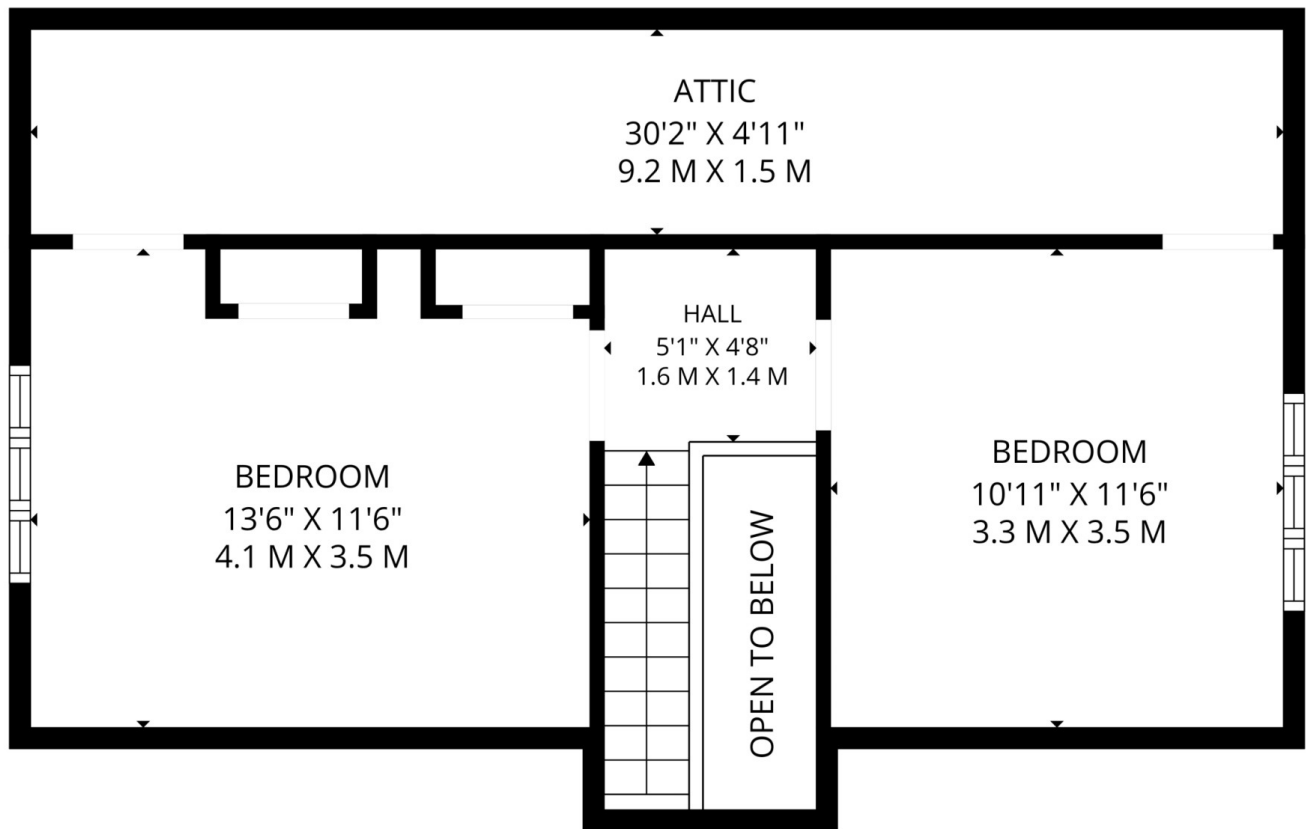


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