



£224,950

125 Royal Avenue, Onchan, IM3 1LD

A Traditional Semi Detached House (Circa 1934) in a Favoured Location.
Onchan Park & Port Jack Close By, Village Amenities & Douglas Finance Sector within Easy Reach.
A Well Cared for Family Home in Same Ownership Since 1946. Worthy of Further Modernisation.
Comprising Porch & Spacious Entrance Hall with Walk In Cloaks Cupboard.
2 Light & Airy Reception Rooms Plus Kitchen with Understairs Pantry, Small Boiler Room & Utility.
3 Generously Proportioned Bedrooms (2 Doubles), Bathroom & Separate, Adjacent WC.
Gas Fired Central Heating. Primarily Double Glazed in Aluminium.
Established, Walled Front Garden, Off Road Parking for 3-4 Vehicles & Detached Single Garage.
Superb Enclosed South West Facing Garden with Lawn, Patio & Greenhouse - A Gardeners Delight!

*** A MUST SEE PROPERTY WHICH WILL NEED FURTHER INVESTMENT ***

DIRECTIONS

Travel into Onchan village via Douglas, passing the petrol station and chemist on the left. Continue on past the post office on the right, pub and co op etc. Take the next right turn after the traffic lights into Royal Avenue and continue down. Number 125 will be found towards the bottom of the first section of the road, on the right hand side and just prior to the entrance to Alberta Drive.

ACCOMMODATION



Register on our Mailing List for ...

GROUND FLOOR

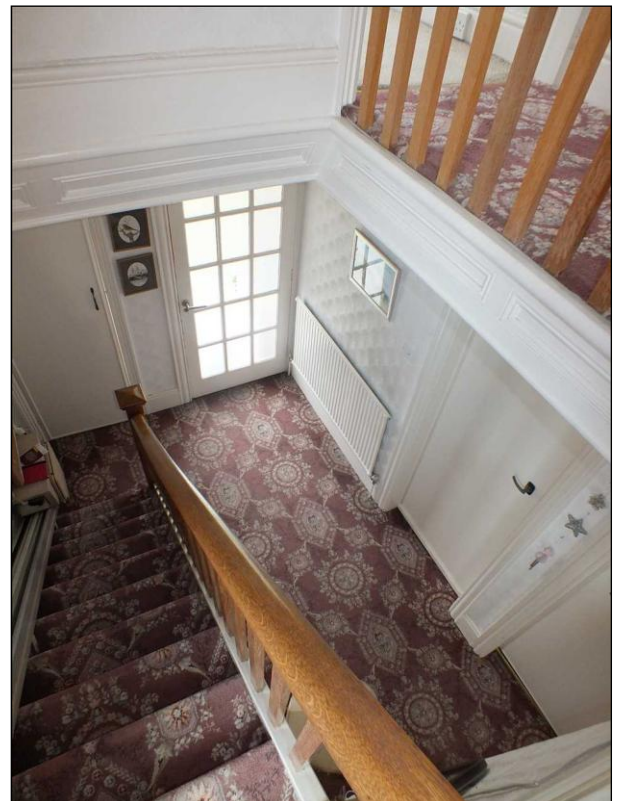
Having a canopy and external light. A part glazed wooden entrance door leads into the porch.

Recessed Porch

Original chequer tiled flooring with an inset mat well. Original multi pane glazed door to the reception hall.

Reception Hall

A naturally bright and spacious area with stairs leading up to the first floor. Door to a small cloakroom with a feature leaded circular glass pane providing natural light. Fuse board and electricity meter. Original coat hooks.



Lounge 3.66m (12'0") to alcoves x 4.29m (14'1") into bay

A superb room with a deep aluminium framed, double glazed bay window to the front. Original open grate fireplace. Coved ceiling. Television point.



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Dining Room 3.94m (12'11") x 3.73m (12'3")

A further spacious room with an aluminium framed double glazed window enjoying a pleasant outlook across the rear garden. Attractive wall lights. Wood panelling to dado height. Open grate fireplace with an inset electric fire. Airing cupboard housing the insulated hot water cylinder with fitted immersion heater.



Kitchen 2.64m (8'8") x 2.29m (7'6") excluding door recess →→

A compact yet well planned space in need of modernisation. Currently fitted with an array of high level cupboards and freestanding base units together with a 'Belfast' sink. Space for a gas cooker and fridge. Aluminium framed double glazed window to the gable wall. Door to the understairs pantry with fitted shelves and an obscure glazed uPVC window. A further door in the kitchen leads out to the rear entrance.

Rear Entrance Area

Having a part obscure glazed uPVC door to the patio. Doors to the boiler room and utility.

Boiler Room

Having built in drying racks and housing a 'Glow-worm gas fired boiler which has been annually serviced.

Utility Room 2.51m (8'3") x 1.75m (5'9")

Having a 'Belfast' sink to one corner with basic plumbing for a washing machine - the cold feed coming from the tap. Space for a freezer or dryer. Fitted shelving. Aluminium framed double glazed window. Power points.



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FIRST FLOOR

Landing

An original leaded window to the gable wall provides natural light and has a secondary glazing panel fitted. Loft access hatch. Power point.



Bedroom 3 2.36m (7'9") x 2.34m (7'8")

A generous single room with an aluminium framed window to the front. Picture rail. Fitted shelving.

Bedroom 1 3.38m (11'1") x 3.66m (12'0")

A generous double room again with an aluminium framed window to the front. Original tiled open grate fireplace. Fitted wardrobes to both alcoves with hanging rails, mini drawers and shelving. Picture rail. Telephone point.

Measurement excludes the alcoves.



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Bedroom 2 3.33m (10'11") x 3.71m (12'2")

Almost identical to bedroom 1 but without the telephone point. Enjoying a pleasant view over the rear garden.



Garden from Bedroom 2



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WC

Adjacent to the bathroom. Having an aluminium framed obscure glazed window. White WC and vinyl floor covering.

Bathroom 2.29m (7'6") x 1.55m (5'1") →→

Tiled to mid height. Obscure glazed aluminium window. Having a large white cast iron bath and pedestal basin. Two mirror fronted vanity units. Towel rails. Wall mounted angle poise mirror. Combined light/ heat lamps. Vinyl floor covering.



OUTSIDE

The property is accessed via double gates which lead to a long drive which provides off road parking for 3-4 vehicles. The drive leads to the detached garage and a wooden gate which secures the rear garden. In addition is a low wall boundary with a pedestrian gate which leads into the front garden.

Front Garden

Heavily planted with a superb range of colourful and flowering shrubs and plants. Paved pathways.

[Front Garden in May](#) – Picture Kindly Supplied by the Owner



[Detached Garage](#) 6.10m (20'0") x 3.07m (10'1")

A generous single garage with sliding folding access doors fitted with obscure glazed top panels. Further light provided by a side uPVC window. Pitched roof. Shelving. Light and power.

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Rear Garden

A real 'gardeners delight' - well planned and mature with some fine specimens. Many flowering but all importantly, providing colour interest throughout the year. South West facing for maximum sunshine hours. Adjacent to the dining room is a large patio with the remainder being laid to lawn. A large aluminium framed greenhouse is situated behind the garage and has power installed. Well fenced boundaries.



Rear Garden pic 3



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Garden in May – Photograph Courtesy of the Owner



Sales and Rental Properties across the Island

Services All mains services are installed. Gas fired central heating and double glazing - primarily aluminium – some in need of repair/ replacement.

Tenure Freehold

Rateable Value For further information please contact the rates department on (01624) 685661.

Viewings Strictly by appointment with the Agent Quayles Limited.

NOTES:



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FLOOR PLANS



GROUND FLOOR
 APPROX. FLOOR
 AREA 565 SQ.FT.
 (52.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1038 SQ.FT. (96.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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All measurements given are approximate. It is not our intention to mislead and therefore we recommend a personal inspection of the property. Prospective purchasers should rely on their own enquiries and legal searches before committing to purchase and advice should be sought from the appropriate professionals where required.