



£325,000

## 3 Mount View Road, Onchan, IM3 4AB

Modern Detached Family House in a Popular Established Residential Location.  
A Short Distance from Local Schools, Onchan Village Amenities & Douglas Centre.  
Bright & Spacious Accommodation Which May Benefit from Further Modernisation.  
Comprising Entrance Hall & 23'10 Lounge/ Diner Overlooking the Rear Garden.  
Kitchen, Adjoining Breakfast Room & Ground Floor WC.  
Fitted Stairlift to be Left In Situ if Required.  
3 Good Size Bedrooms & Family Bathroom with Shower Facility.  
Gas Fired Warm Air Central Heating System & Double Glazing Throughout.  
Attached Single Garage & Driveway Providing an Off Road Parking Space.  
Open Plan Front Garden and Generous Enclosed Side & Rear Gardens.



**\* IDEAL FAMILY HOME - VIEWINGS MOST HIGHLY RECOMMENDED \***

## DIRECTIONS

From the traffic lights at the top of Bray Hill, with St Ninians High School on the right, continue straight ahead on to Governors Road. Continue past the Grandstand and straight across both roundabouts into Onchan. Take the left turn into Wybourn Drive then the second right into Mount View Road where the property will be found a short distance along on the left, being clearly identified by our For Sale board.



## ACCOMMODATION

### GROUND FLOOR

**Porch** 1.78m (5'10") x 1.35m (4'5")

Having a half glazed uPVC entrance door with a leaded insert and double glazed side panel. An obscure glazed inner door with a fixed side panel leads into the hall.

**Entrance Hall** 4.04m (13'3") x 1.75m (5'9")

Stairs with a cloaks cupboard beneath, leading up to the first floor. Coved ceiling. Smoke detector and power point. 'Meditek' Stair lift. Doors to the lounge/ dining room and breakfast room.



Lounge/ Dining Room 7.26m (23'10") overall

A well proportioned room which is naturally split into two distinct areas.



Lounge 4.04m (13'3") x 3.45m (11'4")

Having a large uPVC picture window to the front, offering a 'sea peep'. Brick feature fireplace incorporating display niches and a wooden mantle with a gas fired live flame fire set on a tiled hearth. Coved ceiling. Wall mounted shelves. TV point. Clear opening to the dining area.



Dining Area 3.20m (10'6") x 2.82m (9'3")

Aluminium double glazed patio doors enjoy a garden outlook and lead out to the rear patio. Double serving doors from the breakfast room. Covered ceiling.



**Breakfast Room** Max 3.05m (10'0") x 2.39m (7'10")

A uPVC window to the rear enjoys garden views. Wall mounted cupboard and display shelves. A full height corner cupboard conceals the 'Modairflow Series 2' gas fired warm air unit which supplies the central heating and hot water. Coved ceiling. Telephone point. Open arch to the kitchen.



### Kitchen 3.07m (10'1") x 2.41m (7'11")

Fitted with a good range of 'country style' oak wall and drawer line base units together with marble effect work surfaces incorporating a 1 1/4 stainless steel sink with a mixer tap and 'AEG' ceramic hob with a pull out filter hood above and an 'AEG' competence electric double oven below. Space for a fridge freezer, slimline dishwasher and washing machine. A uPVC window looks out to the side of the property. Background tiling. Vinyl floor covering continues through into the enclosed rear porch and WC.



### Rear Porch

Coat hooks. Door to the WC. A half obscure glazed uPVC door leads out to the rear garden.

## Cloakroom WC

Fitted with a white WC. Obscure glazed uPVC window. 'Floating' shelves.

## FIRST FLOOR

### Landing

A uPVC window provides natural light and ventilation. Airing cupboard with a hot water cylinder and slatted shelving. Coved ceiling. Loft access. Smoke detector.



**Bathroom** 1.96m (6'5") x 1.60m (5'3")

Fully tiled to complement the modern white suite of WC and pedestal basin with a shelf and mirror above together with a panelled bath with a folding screen and electric 'Heat Store Compact' shower above. Space for a narrow storage unit. Obscure glazed uPVC window to the rear elevation. Vinyl floor covering.



**Bedroom 1** Max 3.96m (13'0") x 3.28m (10'9")

A generous double room with a double glazed window looking out over the rear garden. Fitted with an extensive range of furniture including wardrobes, overhead lockers, bedside tables and a niche suitable for a dressing table with high level cupboards above.



**Bedroom 2** 3.25m (10'8") Max x 3.15m (10'4")

A double/ twin room with fitted wardrobes and cupboards. A uPVC window provides a 'sea peep' between the neighbouring houses.



**Bedroom 3** 2.62m (8'7") x 2.26m (7'5")

A generous single room again enjoying the distant sea views via a double glazed window. Low level block above the stairwell - single bed frame currently built over. Wall mounted shelving.



## OUTSIDE

### Front Garden

Open plan frontage with neat lawns, well stocked borders and a low maintenance gravelled area together with a brick paved driveway leading to the front porch and attached garage. The pathway continues around the side of the property with a patio area and wooden shed along with a cold water point. Clear opening to the rear garden.

**Attached Garage** 4.93m (16'2") x 2.64m (8'8")

Having a panelled up and over door. Light and power. Electric meter.

### Rear Garden

Having a good size patio with steps up to the lawn. Well fenced and hedged boundaries with planted borders. Apple tree. Large greenhouse.



## Side Garden

A further area laid to lawn with colourful shrubs and flowering plants.



## Rear Garden



Rear Garden



Rear Garden



**Services** All mains services are installed. Gas fired, warm air heating system.

**Inclusions** Fitted carpets, curtains and light fittings.

**Tenure** Freehold

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

**Viewings** Strictly by appointment with Quayles Online Estate Agency.

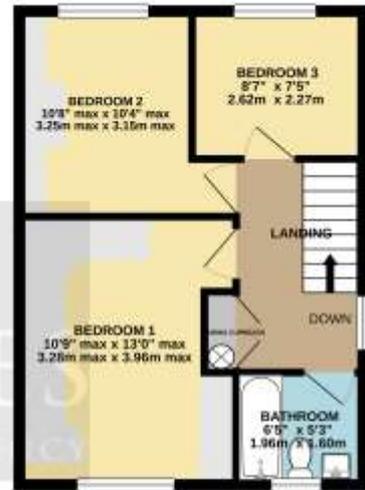
**NOTES:**

## FLOOR PLANS

GROUND FLOOR  
653 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing contained floor 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 the 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.



Quayles Online Estate Agency  
Glenlough Farm  
Ballahutchin Hill  
Union Mills  
Isle of Man  
IM4 4AT

