



£449,950

161 Royal Avenue, Onchan, IM3 1LG

Traditional Detached Family House (Circa 1930's) in a Highly Convenient Location. Walking Distance to all Village Shops, Amenities, Main Bus Route & Onchan Park. Bright & Spacious Accommodation with Excellent Storage Facilities. Comprising 2 Generous Reception Rooms & Sun Room/ Study/ Playroom. Fully Fitted Kitchen/ Breakfast Room with a Large Utility Room Off. Useful Walk Through Storage Area with Bookshelves & Built In Units. Cloakroom WC. 1st Floor - 4 Excellent Double Bedrooms & Spacious Family Bathroom. Combination of uPVC & Timber Framed Windows. Gas Fired Central Heating. Large Integral Single Garage with Driveway Parking for 1 Vehicle. Private Frontage with Flower Beds & Walkway to Additional Side Area. Good Size, Enclosed South Westerly Facing Garden with Lawns, Patio & Decked Seating Area.



*** A WONDERFUL OPPORTUNITY TO PURCHASE A LONG TERM FAMILY HOME - LAST SOLD 2003 ***

DIRECTIONS

From Douglas, travel into Onchan village passing the petrol station, Co-op, post office etc and take a right turn at the traffic lights onto Royal Avenue. 161 is the second property on the right, after the entrance to Auburn Road.



ACCOMMODATION



Built Out Porch

Having a part glazed wooden entrance door with timber framed windows to the sides. Night light. Tiled floor. An obscure glazed inner door leads into the hall.

Reception Hall

A spacious area with a built in cloaks cupboard which houses the consumer unit and electricity meter. Stairs lead up to the first floor. Original picture rail/ display shelf. Numerous power points. Telephone and internet connection.



Cloakroom WC

WC and wash hand basin. 'Airflow' extractor. Ceiling spotlight fitting. Vinyl floor covering.

Dining Room 4.88m (16'0") into bay x 4.72m (15'6")

An excellent room featuring an open fireplace (currently unused) with a marble background and hearth together with a painted wooden surround. A deep uPVC bay window to the front with a further uPVC window to the side. Original cornice and picture rail. Wood effect laminate floor covering. Telephone and internet connections. Contemporary style light fitting.



Lounge 4.88m (16'0") into bay x 4.47m (14'8")

A further, spacious dual aspect room with two uPVC windows - a deep bay to the rear enjoying garden views and one to the side. Polished stone fireplace with a painted wooden surround and an inset wood burning stove. Original cornice and picture rail. Modern chandelier style ceiling light on a dimmer control. TV, satellite and telephone points.



Lounge pic 3



Inner Hall 2.77m (9'1") x 2.08m (6'10")

A useful area which links the reception hall to the kitchen/ breakfast room. Fitted with a good range of bookshelves together with base units and CD racking with a laminate top.



Kitchen/ Breakfast Room 6.35m (20'10") x 2.62m (8'7") max

A superb addition to the original property, naturally split into two areas by a double sided breakfast bar. Easy care vinyl floor covering.



Breakfast Area

Fitted with an extensive range of hand painted wall and drawer line base units together with open shelving and wood effect work surfaces. Space for a fridge/ freezer. A uPVC window overlooks the rear garden. Access to a small loft. Clear opening to the kitchen preparation area.



Kitchen

Fitted with a range of hand painted wall and drawer line base units to match the breakfast area together with wood effect worksurfaces and upstands incorporating a 1 1/4 bowl stainless steel sink with a lever mixer tap. Background tiling. Spaces for an under counter fridge, dishwasher and free standing cooker. Natural light via a large roof light and a timber framed side window. Door to the utility room. A half glazed wooden door to the sun room/ study.



Sun Room/ Study 3.56m (11'8") x 2.67m (8'9")

A flexible space which is currently utilised as a home office for two but would be equally suitable as an informal seating space or play room. Large obscured timber framed window to the rear and aluminium sliding doors to the rear patio and garden. Ceiling spotlight fitting. Book shelves. Wood effect, vinyl floor covering.



Utility/ Store 3.58m (11'9") x 2.69m (8'10")

A larger than average utility room which was formed from the rear of the garage. Plumbing for a washing machine, space for a dryer and chest freezer. Ample space for storage shelves. Large roof light providing natural light and ventilation. Built in base unit. Wood effect laminate floor covering. A stud wall and door separate this area from the remainder of the garage.



Integral Garage 5.64m (18'6") x 3.58m (11'9")

A generous single garage with double wooden access doors to the front. 'Alpha' gas fired combi boiler. Light and power.

FIRST FLOOR

Lower Landing

Door to bedroom 1. Stairs continue to the main landing.

Bedroom 1 5.21m (17'1") x 3.61m (11'10") max

An excellent dual aspect double room with double glazed timber framed windows to the front and rear. Fitted with an extensive range of built in furniture comprising wardrobes, high level storage and bedside units. Ample space for a 'Super King' size bed and free standing drawers if required. Picture rail and modern chandelier style light on a dimmer control.



Bedroom 1 pic 2



Main Landing

Picture rail.



Family Bathroom 2.57m (8'5") x 2.51m (8'3")

A truly spacious room fitted with a decorative white suite of WC, pedestal basin and a panelled bath with a fully plumbed shower over. Wall mounted mirror with a shaver light above. Loft access hatch. Two obscure glazed uPVC windows. Tiled walls. Wood effect floor covering. Built in linen cupboard.



Bedroom 2 4.09m (13'5") x 3.96m (13'0")

An excellent double room located to the rear of the property. Flooded with natural light via two uPVC windows, one offering garden views. Ample space for a 'Super King' size bed and free standing furniture. Decorative ceiling rose, coving and picture rail.



Bedroom 3 4.09m (13'5") x 3.96m (13'0")

A mirror image of bedroom two with identical features. The larger window is set to the front elevation.



Bedroom 4 2.77m (9'1") x 2.72m (8'11")

A more modest double room with a uPVC window to the front. Space for a regular double bed and minimal free standing furniture. Decorative ceiling rose, coving and picture rail. Wood effect laminate floor covering.



OUTSIDE

The property is accessed via a pillared entrance and concrete driveway which provides off road parking for one car in front of the garage. A low wall and mature hedging provides the front boundary and offers much privacy. A pathway with planted borders leads around the side of the property with a further lower level area to the side and a wooden gate to the rear garden. Night light.



Rear Garden



Rear Garden Continued



Fully enclosed and enjoying a good degree of privacy with a combination of mature shrubs and fencing to the boundaries. Area to the side which is currently undeveloped. Laid to lawn with a further slightly higher level lawn to the rear. Decked seating area enjoying the last of the evening sunshine and a further paved patio adjacent to the property. Raised beds. Productive apple tree. Cold water point.



Rear Garden pic 3



Services All mains services are installed.

Inclusions Fitted carpets, floor coverings, 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
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 1959 sq.ft. (182.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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 reliability 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.



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