



1 AUBURN ROAD

ONCHAN, IM3 1LN

£329,950
FREEHOLD

Traditional family home set on a corner position in a popular area of Onchan, close to schools, shops and Onchan Park. Comprised of a spacious lounge, TV/dining room, large kitchen, downstairs WC, 4 bedrooms and family shower room.

 **Plum
Properties**

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- Traditional Family Home • Close to Schools, Amenities and Onchan Park • Spacious Lounge • Additional TV Lounge / Dining Room • Large Kitchen • Downstairs WC • 4 Bedrooms • Family Shower Room • uPVC Double Glazing • Mains Gas Central Heating



Summary

Traditional family home set on a corner position in a popular area of Onchan, close to schools, shops and Onchan Park. Comprised of a spacious lounge, TV/dining room, large kitchen, downstairs WC, 4 bedrooms and family shower room.

Features

Traditional Family Home

Close to Schools, Amenities and Onchan Park

Spacious Lounge

Additional TV Lounge / Dining Room

Large Kitchen

Downstairs WC

4 Bedrooms

Family Shower Room

uPVC Double Glazing

Mains Gas Central Heating

Summary

Traditional mid-terraced family home, set on a corner position in a popular area of Onchan, close to schools, shops and Onchan Park.

The property is entered through a porch into the main hallway which provides access to all downstairs rooms. The lounge is dual aspect with distance sea views along Royal Avenue. There is an additional lounge allowing for a choice between further lounge space, dining space or potentially a fifth bedroom if required. The kitchen is large with a range of modern

fitted units and breakfast bar. Integrated appliances include an Electrolux double oven, AEG electric hob with a contemporary air filter above. There is plumbing for a washer/dryer and dishwasher as well as space for a fridge freezer. Under the stairs is a convenient downstairs WC.

Upstairs leads to a landing and hallway providing access to 4 bedrooms and the family shower room. Bedroom 1 is a double bedroom with dual aspect uPVC windows with distant sea views. Bedroom 2 is another double with views to the sea. Bedrooms 3 & 4 are single sized. The family shower room consists of a walk-in shower cubicle, WC, wash hand basin and ladder-type heated towel rail. There is an access hatch to the roof space for additional storage.

The property was extensively modernised by the current owners in 2014 to include a new roof and re-wiring throughout.

There is uPVC double glazing and heating is powered by mains gas using a Alpha CD28C combi-boiler.

Outside the property has a well-kept, terrace style garden in a corner position with a series of stone beds with an array of attractive shrubs. There is a paved patio area as well as an area of raised timber decking and a metal shed providing additional storage.

Parking is on-street in Auburn Road.

This property provides substantial family accommodation and is sure to have wide appeal.

Directions

From the TT Grandstand travel north on the A2 through the two roundabouts. At the third roundabout keep left and pass the service station. Proceed through the first traffic lights. Turn right at the second lights into Royal Avenue. Auburn Road is first right with number 1 situated on the corner with Royal Avenue and marked by our 'Buy Me' board.



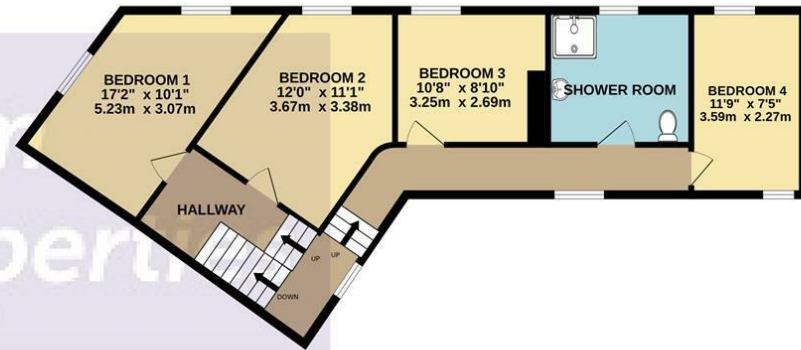




GROUND FLOOR
715 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.1 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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