



7 ELM DRIVE IM3 4EH

£1,650 PER MONTH

Available from 1st September on an unfurnished basis, a beautifully modernised 4 bed mid terrace property with a delightful contemporary Dining Kitchen with mood lighting, located within a stones throw of Onchan village centre.

Subject to an increased deposit, the landlord will consider applicants with a pet at their discretion.

 **Plum
Properties**

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7 ELM DRIVE

- Available from 1st September • Unfurnished 4 Bed Mid-Terrace Period Property • Set Over 3 Floors • Spacious Lounge with Bay Window • Contemporary Dining Kitchen with Premium Appliances • Dining Space with Recessed Mood Lighting • 4 Good Sized Bedrooms & Ample Storage • Pleasant Family Bathroom & Ground Floor WC • Low Maintenance Secure Rear Yard with Large Garden Store • Pets Considered



Summary

Available from 1st September on an unfurnished basis, a beautifully modernised 4 bed mid terrace property with a delightful contemporary Dining Kitchen with mood lighting, located within a stones throw of Onchan village centre.

Stepping up into the property through a modern composite front door and into a convenient porch that houses a gas fired combination boiler and leads into a welcoming Hallway with under-stairs WC. Off the Hallway is a spacious and delightfully presented Lounge that is light and bright benefitting from a large bay window and feature fireplace.

At the rear of the property is a generous contemporary Dining Kitchen offering excellent storage with striking electric blue full height and base units that are complemented by a butchers block style counter top. Large windows ensure the room is flooded with natural light, whilst ceiling recesses house attractive mood lighting in the dining space.

The Kitchen hosts a good range of appliances including electric hob, stacked inset ovens, washing machine, dishwasher and free standing fridge freezer. A wall mounted chalk board is ideal for collating shopping lists or leaving messages for the family.

Three good sized Bedrooms and a Family Bathroom

occupy the first floor, with two well proportioned double Bedrooms providing great storage through built in closets. The Family Bathroom incorporates a bath with shower over, wash basin, WC and Airing Cupboard. An additional stairway leads to an Attic Room providing a fourth Bedroom with velux window and storage cupboard.

Outside a low maintenance front garden is matched by an equally low maintenance and secure sunny rear yard with large storage shed and matching bin store. Roadside parking is available at the front, with a government issued parking permit available affording residents to park in the nearby vicinity on an unrestricted basis.

The landlord will consider applicants with a pet at their discretion subject to an increased security deposit.

Additional Information

- Available 1st September
- Unfurnished
- Pets Considered
- uPVC Double Glazed
- Gas Fired Central Heating
- Onchan Primary School - 0.3 Miles
- St Ninians Lower School - 0.8 Miles
- St Ninians High School - 1.5 Miles

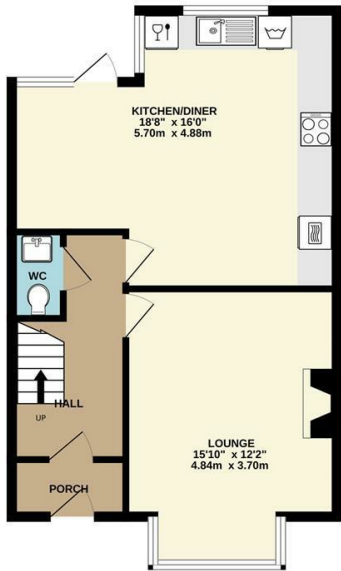
Directions

Travelling from the direction of Douglas through Onchan Village take a right turn at the traffic lights onto Avondale Road. Turn immediately right onto Elm Tree Drive before taking the second left onto Elm Drive whereby No 7 can be found on the left hand side partway up the hill.

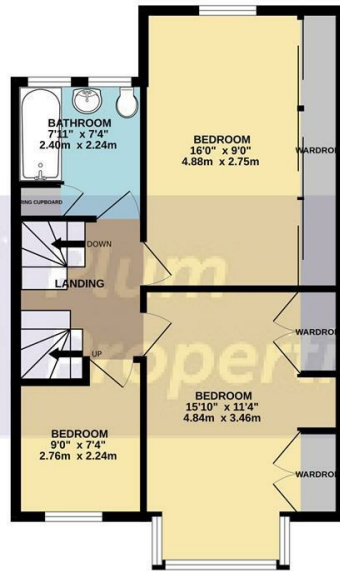
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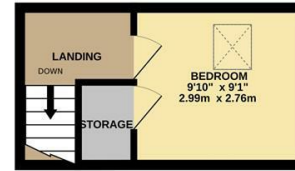
GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



2ND FLOOR
148 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq.ft. (112.4 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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