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Weston, 74 Main Road, Onchan, IM3 1AL  
**Asking Price £395,000**



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Presenting an exceptional semi-detached residence, prominently positioned within the desirable location of Onchan. Convenience is paramount, with the village centre just a short stroll away, offering a range of shops, esteemed schools, a well-stocked library, and a delightful children's play park. The interior showcases a thoughtfully designed layout, comprising an inviting entrance porch, a generously proportioned lounge, a breakfast kitchen, a sizeable utility room, and a convenient downstairs WC. Ascend to discover four well-appointed bedrooms and a stylish family Bathroom. Externally, the property benefits from off-road parking suitable for multiple vehicles, complemented by a south-east facing rear garden complete with a comfortable seating area, ideal for al fresco entertaining. An internal inspection is highly recommended to fully appreciate the many fine qualities on offer.



## LOCATION

Travelling from Governors Bridge head into Onchan and continue through the traffic lights at the Manx Arms and along the main road. The property can be found on the right hand side, clearly identifiable by our For Sale board after the Methodist church.

## ENTRANCE PORCH

Stairs to first floor with storage cupboard below.

## ENTRANCE HALL 7' 0" x 14' 6" (2.13m x 4.42m)

## LIVING ROOM 12' 1" x 12' 4" (3.68m x 3.76m)

Dual aspect with uPVC double glazed bay window to front and window to side aspect. Multi-fuel stove.

## DINING KITCHEN

14' 6" x 12' 7" (4.42m x 3.83m)

High gloss wall and base units with wood effect worktops. Ceramic sink with mixer tap and drainer. Integrated fridge freezer. Electric oven and hob with extractor hood over. LED downlights. uPVC double glazed bay window to side aspect. uPVC double glazed door to rear garden.

## UTILITY 8' 4" x 9' 0" (2.54m x 2.74m)

Matching high gloss wall units and worktop with stainless steel sink. Plumbed for washing machine. uPVC double glazed window and door to outside. LED downlights.

## CLOAKROOM 3' 1" x 5' 6" (0.94m x 1.68m)

WC and vanity wash hand basin. uPVC double glazed window to rear.

## FIRST FLOOR

## BEDROOM 8' 4" x 7' 2" (2.54m x 2.18m)

uPVC double glazed window to front aspect.

## BEDROOM 10' 10" x 11' 9" (3.30m x 3.58m)

Dual aspect. uPVC double glazed bay window to front and window to side.

## BEDROOM 10' 10" x 13' 2" (3.30m x 4.01m)

Dual aspect. uPVC double glazed bay window to rear and window to side.

## BATHROOM 8' 4" x 9' 2" (2.54m x 2.79m)

Panelled bath, vanity wash hand basin and WC. Shower enclosure. LED downlights. Mirrored medicine cabinet. uPVC double glazed opaque window. Vertical towel radiator.

## SECOND FLOOR

## BEDROOM 14' 10" x 13' 10" (4.52m x 4.21m)

Velux roof lights. Pitched ceiling.

## OUTSIDE

Tarmac driveway with hedge boundaries to either side. Leading to Single Garage with power and light. Rear garden offering privacy with mature planting, shrubs and small trees to

boundary. Concrete patio area, perfect for entertaining with direct access from dining kitchen. Greenhouse.

## SERVICES

Mains water, electricity and drainage. Oil central heating.

## VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

## POSSESSION

The property is sold with vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to his property are made without responsibility on the part of Chrystals or the vendors or lessors.

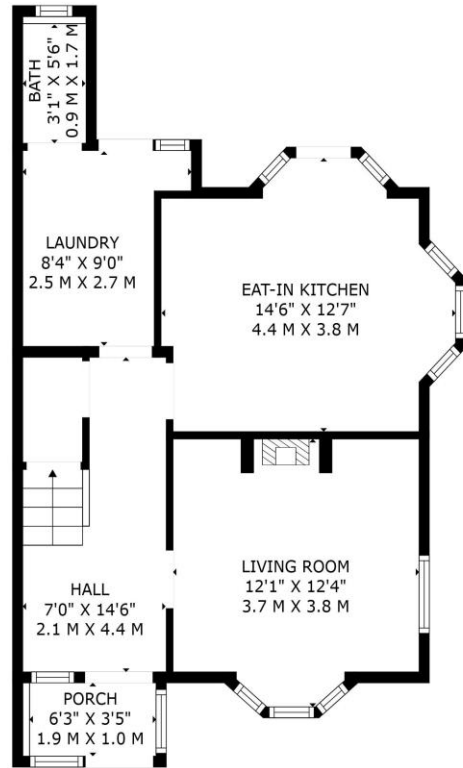




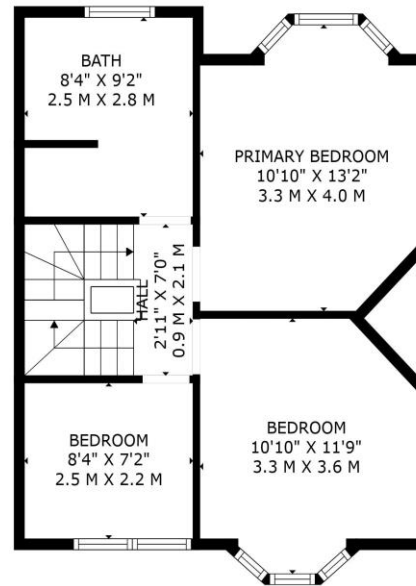








FLOOR 1



FLOOR 2



FLOOR 3

**TOTAL: 1048 sq. ft, 97 m2**

FLOOR 1: 489 sq. ft, 45 m2, FLOOR 2: 449 sq. ft, 42 m2, FLOOR 3: 110 sq. ft, 10 m2  
EXCLUDED AREAS: PORCH: 22 sq. ft. 2 m2. LOW CEILING: 96 sq. ft. 8 m2



Since 1854



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