



34 Maple Avenue, Birch Hill, Onchan, ISLE OF MAN, IM3 3HN  
**Asking Price £565,000**





- **SPACIOUS DETACHED 4-BEDROOM HOME IN A PRIME BIRCH HILL LOCATION, CLOSE TO SHOPS AND MAIN BUS ROUTES, WITH STUNNING REAR COUNTRY VIEWS**
- **GAS FIRED CENTRAL HEATING**
- **BRIGHT OPEN-PLAN LIVING AND DINING AREA WITH A CONSERVATORY, PLUS VERSATILE FAMILY ROOM CURRENTLY SET UP AS A HOME OFFICE**
- **uPVC DOUBLE GLAZING**
- **PRIVATE REAR GARDEN WITH A PATIO FOR OUTDOOR ENTERTAINING, ENCLOSED LAWN SPACE, AND MATURE SHRUBS TO THE FRONT, PROVIDING AMPLE PARKING**
- **VIEWING - STRICTLY THROUGH DEANWOOD**





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Located in the highly desirable Birch Hill area, 34 Maple Avenue is a beautifully presented four-bedroom detached home, ideally situated close to local shops and the main bus route for easy commuting. Families will benefit from excellent schooling options nearby, including Ashley Hill Primary on the same road and Bemahauge School just a five-minute walk away.

Inside, a spacious entrance hallway welcomes you into a bright, airy home. To the left, an open-plan living and dining room extends the full depth of the house, featuring fully glazed sliding doors that lead to a charming conservatory. This versatile space floods with natural light and offers seamless access via double doors to the private rear garden.

The well-appointed breakfast kitchen includes ample storage and quality appliances, with a convenient door to the side and another opening into a flexible family room currently used as a home office and craft area—ideal to adapt as a playroom, gym, or additional living space.

Upstairs, four generously sized double bedrooms await, two boasting en-suite bathrooms for added privacy. A modern family bathroom and airing cupboard complete the first floor.

Outside, the front garden is beautifully maintained with mature shrubs, and a driveway provides off-road parking for two cars. The standout feature is the rear garden, offering a secure, private space with uninterrupted country views, a lawned area perfect for children or pets, and a patio for outdoor entertaining.

34 Maple Avenue is an exceptional family home that combines spacious living, modern convenience, and a fantastic location in one of Onchan's most sought-after neighborhoods.















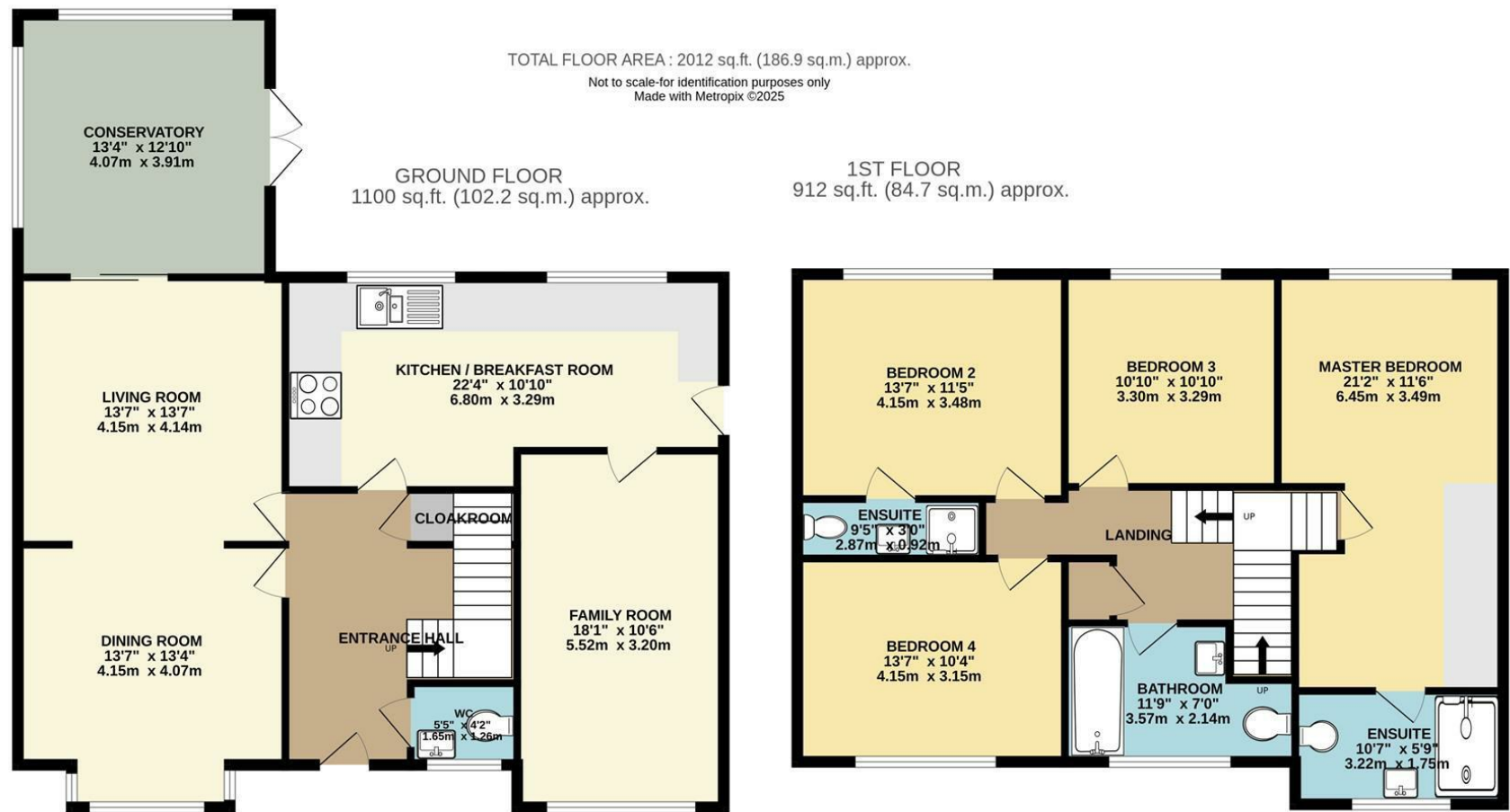












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