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1 Cronk Avenue, Onchan, IM3 3DG

Asking Price £449,950

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Situated in one of Onchan's most sought-after residential locations, this beautifully presented home enjoys a peaceful setting while remaining just minutes from local amenities, highly regarded schools, and Douglas town centre. Offering an exceptional blend of comfort, convenience, and lifestyle, the property features bright, welcoming interiors and well-proportioned living spaces perfectly suited to modern family living. The ground floor comprises an inviting porch and entrance hallway, a spacious living room with patio doors opening onto the south-facing rear garden, and an open-plan dining and family area ideal for both everyday living and entertaining. A well-appointed kitchen, family bathroom, and integral garage further enhance the practicality of the home. A generous double bedroom on the ground floor provides excellent flexibility, whether used as guest accommodation, a home office, or an additional reception room. Upstairs, the property offers two further double bedrooms together with ample storage space. Externally, the private south-facing garden creates an ideal setting for relaxing or entertaining throughout the year. Located within the ever-popular Birch Hill development and benefiting from excellent connectivity, this superb home will appeal equally to families, downsizers, and buyers seeking a smart move in a consistently desirable area. Offered for sale with no onward chain, the property presents an excellent opportunity for buyers seeking a smooth and straightforward move. From the moment you step inside, it is a home that immediately feels welcoming.

LOCATION

From Governors Bridge head towards Sign Post Corner and turn right at the roundabout onto Hillberry Road. Turn left onto Birch Hill Crescent and follow the road around the bend and the entrance to Cronk Avenue is on the left. The property can be clearly identified by our For Sale Board.

PORCH
10' 10'' x 4' 3'' (3.3m x 1.3m)

HALLWAY

LIVING ROOM
12' 2'' x 23' 0'' (3.7m x 7m)

DINING AREA
8' 6'' x 10' 6'' (2.6m x 3.2m)

FAMILY AREA
8' 6'' x 12' 6'' (2.6m x 3.8m)

BEDROOM
12' 6'' x 11' 10'' (3.8m x 3.6m)

KITCHEN
14' 5'' x 11' 2'' (4.4m x 3.4m)

WETROOM
7' 7'' x 7' 10'' (2.3m x 2.4m)

FIRST FLOOR

BEDROOM
15' 9'' x 11' 2'' (4.8m x 3.4m)

BEDROOM
12' 2'' x 18' 1'' (3.7m x 5.5m)

ATTACHED GARAGE
12' 10'' x 30' 10'' (3.9m x 9.4m)

OUTSIDE

Concrete driveway for off road parking. Mature plants and shrubs to front garden. Large rear garden with lawns, plants, patio area and greenhouse.

SERVICES

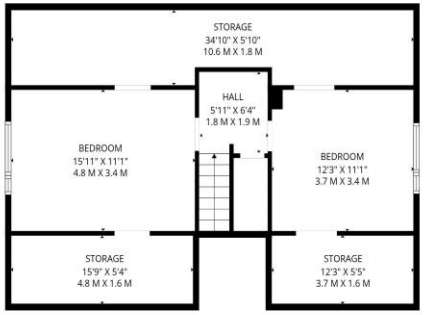
Mains water, electricity and drainage. Gas central heating.

VIEWING

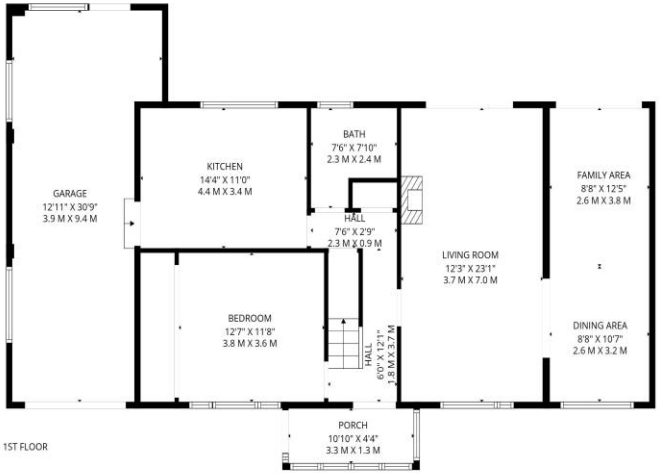
Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

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 this property are made without responsibility on the part of Chrystals or the vendors or lessors.



2ND FLOOR



1ST FLOOR

TOTAL: 1433 sq. ft, 133 m2
1st floor: 1016 sq. ft, 94 m2, 2nd floor: 417 sq. ft, 39 m2
EXCLUDED AREAS: PORCH: 47 sq. ft, 4 m2, GARAGE: 343 sq. ft, 32 m2, LOW CEILING: 98 sq. ft, 9 m2,
STORAGE: 250 sq. ft, 23 m2, WALLS: 173 sq. ft, 17 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since 1854

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