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57 All Saints Park, Lonan, IM4 7LD  
**Asking Price £465,000**

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57 All Saints Park, Lonan is a beautifully located three-bedroom detached home offering breath-taking views and finished to an impressively high standard throughout. Situated in the sought-after parish of Lonan, the property features a stunning open-plan kitchen/dining/living "super room" perfect for modern family life, along with a snug, utility room, cloakroom and ground floor shower room. Upstairs offers two double bedrooms enjoying superb views, a further single bedroom and a contemporary family bathroom. Externally, a private driveway provides off-road parking and external store. The rear garden is an ideal space for outdoor entertaining. A rare opportunity to secure a stylish, high-quality family home in a desirable and peaceful location.



## LOCATION

Travelling from Douglas towards Laxey through Baldrine, take the turning on the left onto Church Road and next left towards Lonan Church. All Saints Park is along on the right hand side and number 57 is located in the second cul de sac on the left hand side, clearly identified by our 'For Sale' board on the left hand side.

## ENTRANCE HALL

4' 3" x 14' 9" (1.3m x 4.5m)

## CLOAKS

3' 3" x 6' 7" (1m x 2m)

## LIVING ROOM

9' 2" x 14' 9" (2.8m x 4.5m)

## KITCHEN

7' 3" x 11' 10" (2.2m x 3.6m)

## DINING AREA

9' 6" x 11' 10" (2.9m x 3.6m)

## SUN ROOM

14' 1" x 12' 10" (4.3m x 3.9m)

## UTILITY

8' 2" x 9' 6" (2.5m x 2.9m)

## BATHROOM

8' 10" x 4' 7" (2.7m x 1.4m)

## FIRST FLOOR

## FRONT BEDROOM

7' 10" x 9' 10" (2.4m x 3m)

## FRONT BEDROOM

9' 2" x 14' 1" (2.8m x 4.3m)

## REAR BEDROOM

9' 2" x 12' 6" (2.8m x 3.8m)

## BATHROOM

7' 7" x 6' 3" (2.3m x 1.9m)

## OUTSIDE

Concrete driveway with off road parking. Small lawned area to front. External Store. The rear garden is mainly laid to lawn with mature plants and shrubs. Raised flower beds. Paved patio area. Low maintenance gravelled area with circular paving.

## 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

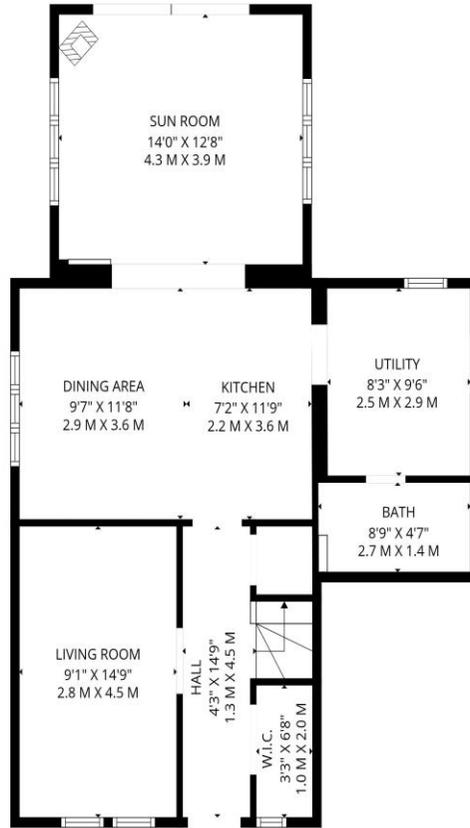
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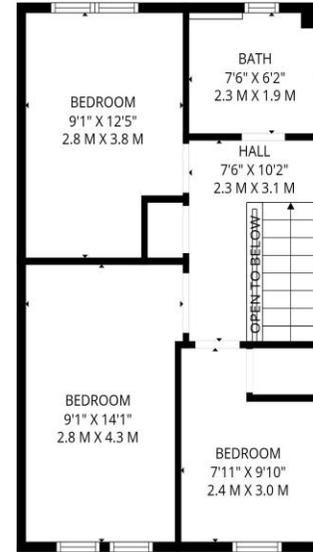








1ST FLOOR



2ND FLOOR

**TOTAL: 1151 sq. ft, 107 m2**

1st floor: 700 sq. ft, 65 m2, 2nd floor: 451 sq. ft, 42 m2

EXCLUDED AREAS: UTILITY: 78 sq. ft, 7 m2, OPEN TO BELOW: 2 sq. ft, 0 m2, WALLS: 112 sq. ft, 10 m2

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



Since 1854



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