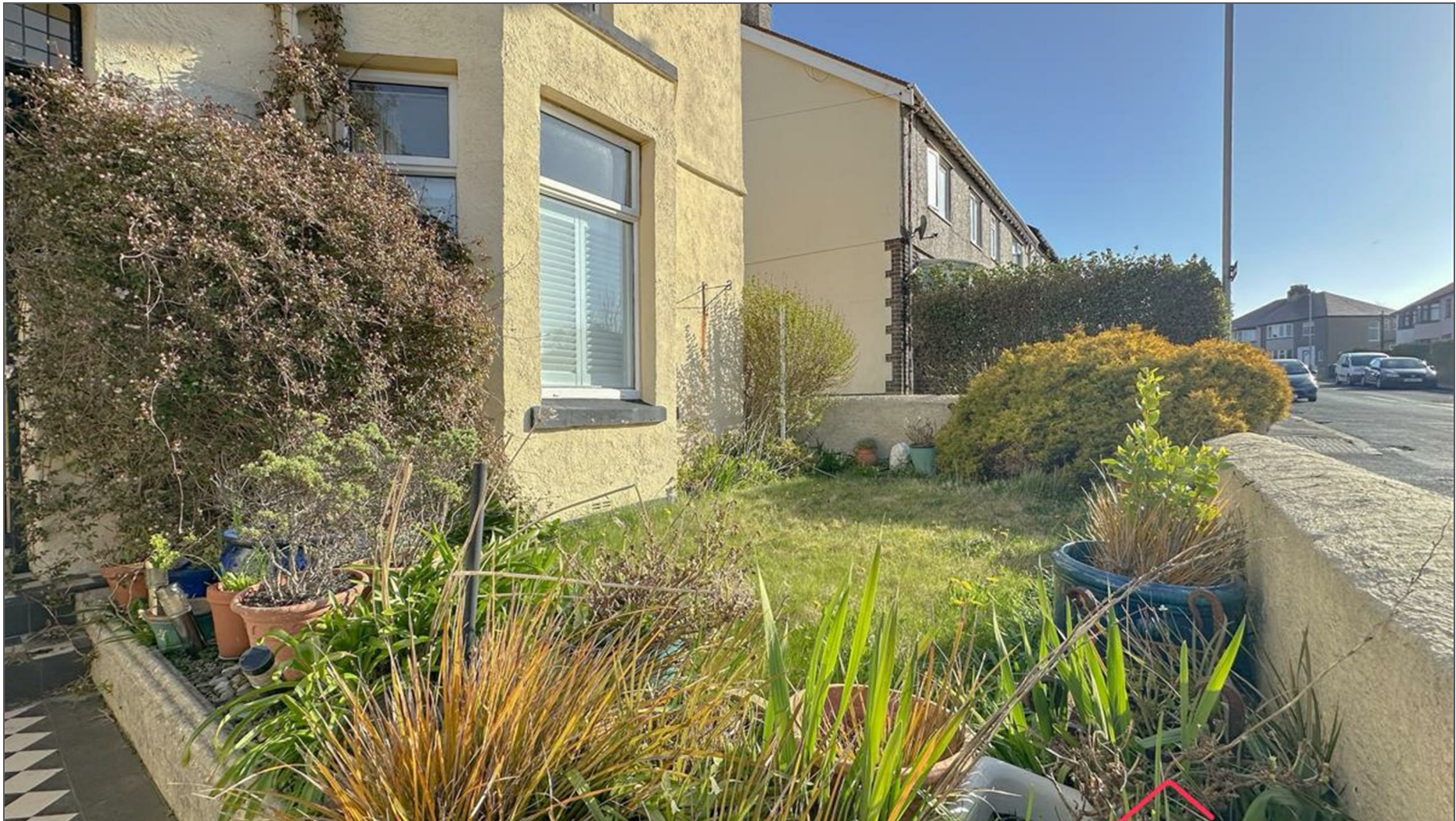




11 Royal Drive, Onchan, Isle of Man, IM3 1EY  
Asking Price £279,950

- Charming Victorian end-terrace home in a convenient Onchan location
- Fantastic opportunity for modernisation and value enhancement
- Three well-proportioned bedrooms plus additional attic room
- Unique rear yard known as “The Cheesecake” with private outdoor space
- Attic room with shower facilities offering further potential (subject to planning)
- Ideal for first-time buyers, investors, or those seeking a project property



Situated in a well-established and convenient residential area of Onchan, 11 Royal Drive presents an excellent opportunity to acquire a charming Victorian end-terrace home brimming with character and potential.

This attractive property offers spacious accommodation throughout, with a traditional layout that lends itself perfectly to modernisation or reconfiguration, allowing any buyer to truly make the home their own. Retaining a number of period features, the property has a warm and inviting feel while offering scope to enhance and add value.

The ground floor comprises a generous living room and a separate dining area, providing flexible spaces for both everyday living and entertaining. The kitchen sits to the rear of the property and offers direct access to the outside space.

To the first floor, there are three well-proportioned bedrooms along with a family bathroom. A particularly notable feature of this home is the additional attic room, complete with a shower room. This space offers fantastic versatility and, subject to the necessary planning permissions and building regulations, could be further utilised as an additional bedroom, home office, or hobby space.

Externally, the property benefits from a uniquely shaped rear yard, affectionately known as "The Cheesecake" due to its distinctive layout. This quirky outdoor area provides a private space with potential for creative landscaping or a low-maintenance seating area.

Positioned within easy reach of local amenities, schools, and transport links, this property is ideally suited to first-time buyers, investors, or those looking for a project with genuine upside potential.













11 Royal Drive, Onchan, Isle of Man, IM3 1EY

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**TOTAL: 1379 sq. ft**

Ground floor: 611 sq. ft, 1st floor: 543 sq. ft, 2nd floor: 225 sq. ft  
EXCLUDED AREAS: WALLS: 112 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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