



ASKING PRICE

£339,950



## THE DETAILS



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35 Auburn Road

Onchan

£339,950

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR  
35 Auburn Road, Onchan



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## THE DESCRIPTION

- Semi-detached House with partial sea views
- Situated in a sought after area in Onchan
- Entrance Hall, Downstairs WC
- Modern Kitchen Breakfast Room
- Open-plan Lounge, Dining and Sunroom with a feature log burner
- 3 good size Bedrooms, Large Family Bathroom
- Gardens to both front and rear
- Garage with off street parking for one vehicle
- Double Glazed throughout, Oil fired central heating
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer 35 Auburn Road to the market. This spacious three bedroom semi-detached property is situated within a quiet cul-de-sac in Onchan.

To the front there is a generous sized garden with off street parking for one vehicle. Steps provide access up to the uPVC double glazed front door giving access into a spacious entrance porch which leads through the to the entrance hall which has carpeted stairs leading to the first floor, understairs storage and a downstairs WC located under the stairs, which is fitted with a wall mounted wash hand basin and WC. Off the entrance hall is a door into the open-plan living room, dining room and sunroom which stretched from the front to rear of the property. The living space has a feature log burner with a granite hearth and timber mantel above, wooden flooring. Double glazed window to the front aspect with partial sea views. The wooden flooring continues into the dining room where an opening leads into the sunroom situated to the rear. The sunroom has dual aspect double glazed windows and a set of French uPVC double glazed doors giving access out onto the rear garden. Lastly, off the entrance hall is access into a good sized kitchen breakfast room which is fitted with modern grey and cream wall and base units with laminate worktops and a breakfast bar which comfortably sits two-three people. There is under counter space for a fridge, freezer, washing machine and tumble dryer. Dual aspect double glazed windows offer plenty of natural light, and a double glazed door provides access to the rear garden.

On the first floor there is a bright landing with a double glazed window to the side aspect providing plenty of natural light. Off the landing are three bedrooms, two of which are good size doubles, one to the front with sea views and one to the rear. The third bedroom is also an excellently sized large single bedroom situated to the front. Lastly, there is a family bathroom which is fitted with a modern suite comprising of a panelled bath, walk in shower cubicle, wash hand basin and WC.



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In addition to the house, to the side of the property is an attached garage which has an up and over door to the front and a double glaze door and window to the rear, providing access to the garage from the rear of the house. The garage has power and lighting and houses the oil fired central heating boiler. At the rear of the property is a tiered garden with two levels, mainly lawned with mature borders and a patio area in one of the elevated tiers.

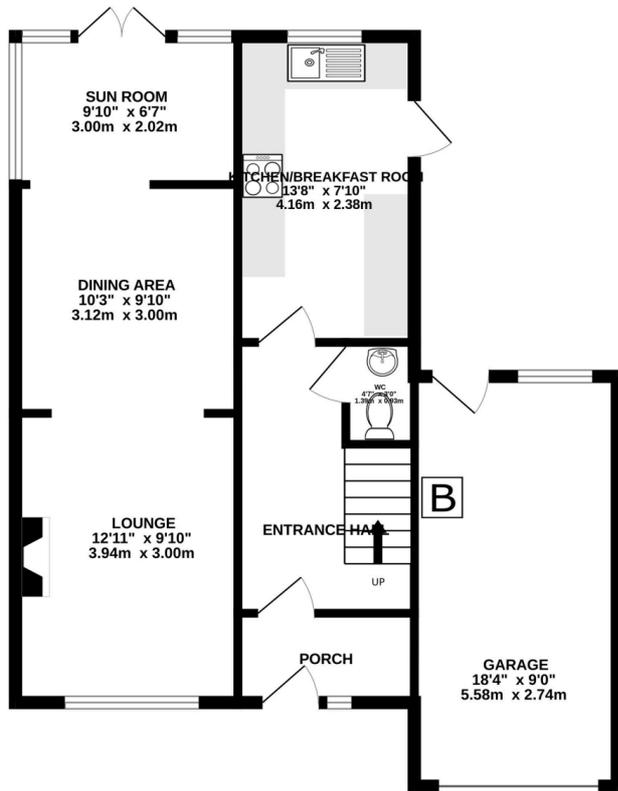
The property is perfectly located for access to all the local amenities, it is a few hundred yards from Onchan Village, and just a little further to the precinct. Within easy walking distance of bus routes, Ashley Hill School and Onchan Park. The property is being offered for sale with no onward chain and would make for an ideal family home.

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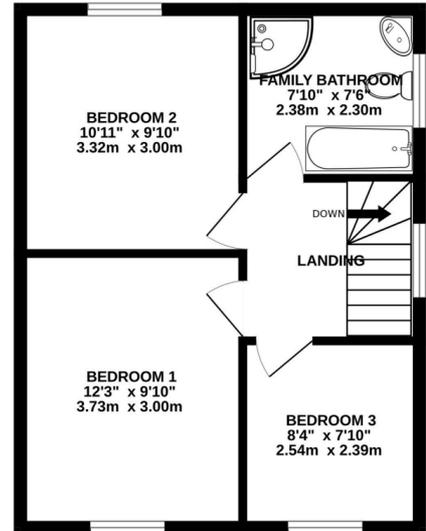
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# FLOORPLAN

GROUND FLOOR  
686 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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