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11 The Kirkway, Harbour Road, Onchan, IM3 1BH  
**Asking Price £649,950**

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11 The Kirkway is a spacious detached true bungalow occupying a generous corner plot in a highly sought-after residential location. Offering excellent curb appeal and just a short scenic drive from Douglas Promenade, the beach, town centre, and a wide selection of restaurants. The accommodation comprises hallway with feature distinctive copper bar, a cloakroom, boiler room, fitted breakfast kitchen includes a larder cupboard, utility room, and access to the integral double garage. There is also a versatile double bedroom currently utilised as a study, along with a shower room featuring a built-in sauna. The Lounge leads to a sunroom and there are three further double bedrooms, including a spacious principal bedroom with ensuite along with a family bathroom. Externally, the driveway provides off-road parking for several vehicles. To the rear is an enclosed, low-maintenance garden with established shrubs to the borders, creating a private outdoor space to enjoy. The property is offered for sale with no onward chain, ensuring a smooth and straightforward purchase for the new owner.



## LOCATION

Travelling in a northerly direction along Main Road, Onchan turn right into Church Road just after the traffic lights. Follow this road into Harbour Road and turn right. Kirkway is a quiet cul-de-sac on the right just past Banks Howe junction on the left hand side.

## PORCH

4' 11" x 3' 11" (1.5m x 1.2m)

## HALLWAY

## BOILER ROOM

5' 7" x 8' 6" (1.7m x 2.6m)

## INTEGRAL DOUBLE GARAGE

25' 7" x 19' 8" (7.8m x 6m)

## UTILITY ROOM

13' 5" x 5' 11" (4.1m x 1.8m)

## KITCHEN

15' 9" x 14' 1" (4.8m x 4.3m)

## DINING AREA

14' 5" x 15' 5" (4.4m x 4.7m)

## OFFICE/BEDROOM

8' 2" x 11' 6" (2.5m x 3.5m)

## BAR

10' 6" x 12' 10" (3.2m x 3.9m)

## SAUNA

5' 11" x 5' 7" (1.8m x 1.7m)

## LIVING ROOM

15' 5" x 25' 11" (4.7m x 7.9m)

## SUN ROOM

15' 5" x 9' 2" (4.7m x 2.8m)

## MASTER BEDROOM

25' 7" x 13' 9" (7.8m x 4.2m)

## ENSUITE

8' 10" x 6' 3" (2.7m x 1.9m)

## WALK IN CLOSET

5' 3" x 4' 7" (1.6m x 1.4m)

## BEDROOM

16' 5" x 9' 10" (5.0m x 3.0m)

## BEDROOM

16' 5" x 10' 6" (5.0m x 3.2m)

## BATHROOM

8' 10" x 11' 6" (2.7m x 3.5m)

## OUTSIDE

Tarmac driveway offering extensive off-road parking. There are mature planted flower beds to the front and side. The rear is low maintenance, fully enclosed with raised established shrubs to the borders.

## SERVICES

Mains water, electricity and drainage. Oil central heating.

## VIEWING

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

## POSSESSION

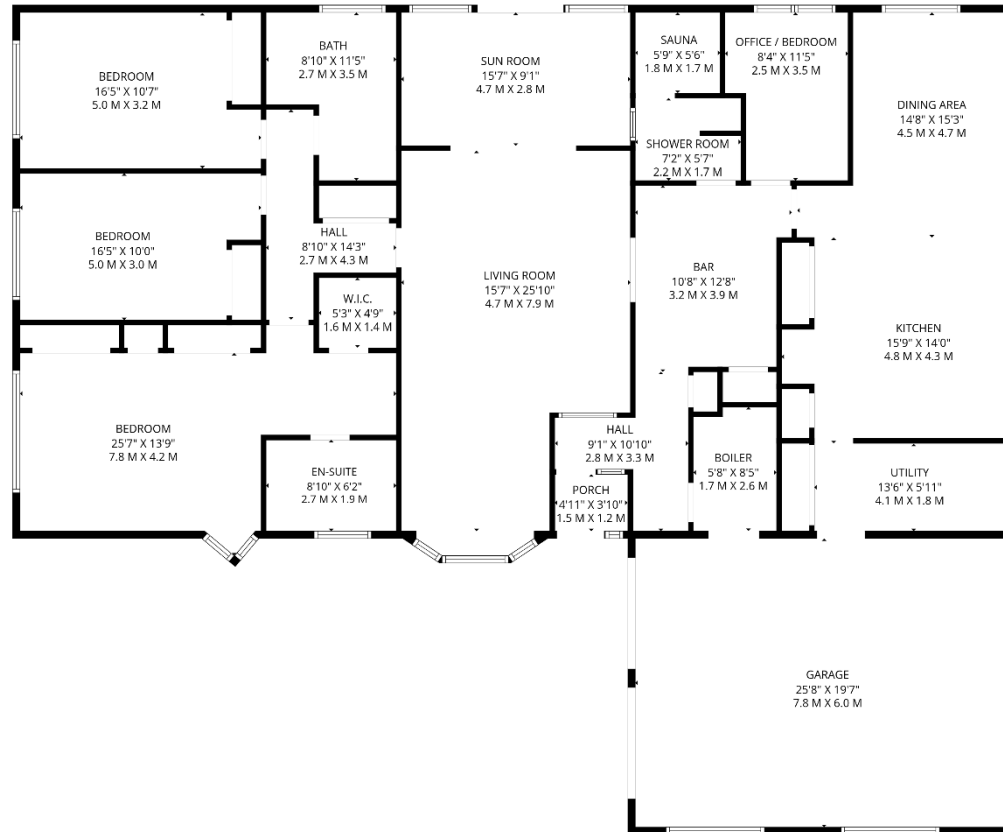
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**TOTAL: 2235 sq. ft, 208 m2**

1st floor: 2235 sq. ft, 208 m2

EXCLUDED AREAS: BOILER: 46 sq. ft, 4 m2, PORCH: 19 sq. ft, 2 m2, GARAGE: 503 sq. ft, 47 m2,  
UTILITY: 81 sq. ft, 7 m2, BAY WINDOW: 12 sq. ft, 1 m2, WALLS: 139 sq. ft, 14 m2



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

Since 1854



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