

**carter moon**  
property sales & lettings

55 Victoria Street  
Douglas  
Isle of Man  
IM1-2LA






## 24, CHURCH AVENUE

### £210,000

- Cash buyers only
- Delightful spacious double fronted end of terraced property
- In need of renovation but excellent potential
- Stones throw to Onchan village & all local amenities
- Very competitively priced
- Good sized dining room & sitting room with study / office off
- Well fitted Breakfast/Kitchen
- 3 bright & airy bedrooms
- Bathroom
- Lovely rear walled garden with large shed
- Vacant possession and no onward chain
- Internal inspection highly recommended

#### Key Features

- 3 
- 1 
- 3 

## Full Description

Ideal for cash buyers, this competitively priced double fronted end of terraced house offers deceptively spacious accommodation throughout with 2 sizable reception rooms ( 1 with working open fireplace ) office / study off, attractive large breakfast kitchen, 3 bright & airy bedrooms & bathroom. Good storage facilities. Outside there is a pleasant rear walled garden with large shed ( power & lighting ) The property runs on gas central heating ( 2 yr old boiler ) & is fully uPVC double glazed. This is an ideal property for those who want to stamp there own identity on it. Needs some modernistaion and renovation. Located a stones throw from Onchan village. Inspection advised !

Full details & measurements are as follows -

Ground floor.

Gate & pathway to front entrance with night light. Timber door with glazed glass inset to -  
HALLWAY

Smoke alarm. Power points. Electrics fuse box. Staircase to first floor.

Reception rooms.

LOUNGE / FAMILY ROOM ( 16ft 1 - 9ft 8 )

Feature ornate open fireplace set in tile surround & slips. Cove ceiling. TV connection. Multiple power points. Attractive timber flooring. Opening to -

STUDY / OFFICE ( 7ft 7 - 5ft 11 )

Ceiling downlighting. Parque flooring. Internet connection. Multiple power points. Windows which provide plenty of natural light.

OPEN PLAN DINING/ KITCHEN

DINING AREA ( 13ft 4 - 8ft 6)

Feature central fireplace with ornate timber surround and tile slips. Coved ceiling. Alcove with shelving. Multiple power points. Under stairs storage cupboard. Wide opening to -

DINING KITCHEN (12ft 6 - 9ft 2)

Spacious kitchen that's fitted with a good range of high gloss fronted base, wall and drawer units. Additional corner shelving. Generous laminate work surfaces incorporating 1.5 stainless steel sink with chrome mixer tap and drainer. Tiled splashbacks. Attractive ceramic tiled flooring. Appliances include slot in four ring electric cooker/double oven with filter facilities above. Space for under counter washing machine and fridge freezer. Telephone connection. Multiple power points. Access to rear walled gardens.

FIRST FLOOR

LANDING

Skylight window which provides plenty of natural light. Downlighting.

BEDROM 1 (13ft 6 - 11ft 4)

Good sized bright and airy bedroom with ample space for stand alone furnishings. Built in double wardrobe with hanging rail. Multiple power points. coved ceiling.

BEDROOM 2 (11ft 11 - 9ft 9)

Well proportioned bright and airy room with built in wardrobes and over head storage units to one wall. Coved ceiling. Multiple power points.

BEDROOM 3 (8ft 8 - 6ft 10)

Lovely cozy room with rear garden aspect. Internet connection. Multiple power points.

BATHROOM (11ft 8 - 6ft 2)

Fitted with a full suite comprising a shower cubicle, bath unit with chrome shower attachment, pedestal wash hand basin and toilet. Fitted mirror and shaver light/socket. Towel rail. Wall mounted medicine cabinet. Glazed window that provides plenty of natural light.

WALK IN AIRING CUPBOARD (4ft 6 -2ft 3)

Houses new gas fired central heating boiler. Fitted shelving.

OUTSIDE

To the front of the property there is a forecourt garden with colourful plants and shrubs. Sitting area. Dwarf walled boundaries. To the rear of the property there is a delightful walled garden with external lighting and tap connection. Gate to service lane. Large garden shed with power and lighting.

Tenure: Freehold





- Tenure** Freehold
- Floor Area**
- Directions** Heading up Summer Hill Road from Queens Promenade proceed to the top & at the main intersection ( Roundabout ) bear right into Onchan village. Continue past both set of traffic lights where you take the next left into Church Avenue. Proceed to the top of Church Avenue where number 24 is the the last property on the right hand side clearly identified by our For Sale board.
- Viewings** All viewings must be attended by a representative of Carter Moon Estate Agency. To book an appointment please contact us on (01624 ) 626123 or alternatively email - [info@cartermoon.com](mailto:info@cartermoon.com)
- Services** All main services connected. Gas fired central heating / uPVC double glazed throughout. ( Boiler installed 2 yrs ago )
- Possession** Freehold. Vacant upon completion of sale. No onward chain.
- Rates payable** For all recent rates figures please contact the rates department on ( 01624 ) 685661 / 696347
- Inclusions** All floor coverings, blinds & light fittings
- Please note** Vendor happy to exchange / complete quickly.  
No onward chain.  
Furnishings can be sold by separate negotiation.