



carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA



60, ROYAL AVENUE ONCHAN £325,000

- Lovely well appointed & deceptively spacious Town House
- Very competitively priced
- Pleasant distant sea views
- Excellent location close to Onchan village, beachfront & play parks
- 2 Large reception room (Bay window & wood burning stove)
- Spacious breakfast kitchen
- 5 Good sized bright & airy bedrooms
- 20ft workshop
- Modern shower room, WC & separate toilet
- Generous front garden & rear parking for 2 cars
- Viewings are highly recommended

Key Features

5 

1 

2 

Full Description

Carter Moon are delighted to introduce to the market this very competitively priced attractive & spacious town house that offers excellent family accommodation throughout with 2 large reception rooms (Wood burning stove fireplace) 20ft breakfast kitchen with 20ft 6 workshop / lean to off, 5 good sized bedrooms, shower room / separate toilet & WC. Outside there is a generous lawned front garden & easy rear parking for 2 cars. The property runs on oil fired central heating & is fully uPVC double glazed. As the listing agent I would strongly advise an internal visit.

Full details & measurements are as follows -

Ground floor.

Pathway leading to front entrance.

PORCH (5ft 3 - 5ft)

Built in electric / consumer box. Cove ceiling. Dado rail. Wide inner door with side glass slips to -

HALLWAY (19ft 8 - 6ft 3)

Generous hanging cloaks space. Ornate architraves. Cove ceiling. Dado rail. Telephone connection. Staircase to upper floor.

WC

Fitted with a 2 piece suite comprising corner base unit & toilet. Attractive tile effect flooring.

LOUNGE / SITTING ROOM (18ft 2 - 14ft 3)

Fabulous sized bright & airy room with large bay window that offers distant coastal views. Feature stone fireplace with inset wood burning stove. Cove ceiling. Dado rail. TV connection. Multiple power sockets.

DINING ROOM (13ft 9 - 14ft 10)

Well proportioned room with sliding door to conservatory / workshop. Cove ceiling. Power points.

BREAKFAST KITCHEN (20ft 2 - 10ft 7)

Excellent sized kitchen that's fitted with a good range of White fronted base, wall & drawer units. Generous work surfaces incorporating a stainless steel single bowl sink unit with mixer tap & drainer. Tiled splash backs. Attractive wood laminate flooring. Cove ceiling. Appliances - 4 ring electric cooker & eye level fitted oven. Space for fridge / freezer. Houses under counter oil fired boiler. Multiple power sockets. Door to -

LEAN TO CONSERVATORY / WORK ROOM (20ft 6 - 7ft 9)

Plumbed for washing machine & vented for dryer. Fitted shelving & work bench. Multiple power sockets. Door to rear yard & parking.

FIRST FLOOR - Half landing.

Separate toilet with natural light.

SHOWER ROOM (8ft 6 - 6ft 6)

Fitted with a modern suite comprising double shower cubicle with electric power shower over & vanity sink unit. Fully tiled walls. Down lighting. Chrome heated towel rail. Glazed window for natural light.

BEDROOM 4 (10ft 6 - 10ft 5)

Well proportioned airy room with ample space for stand alone furnishings. Multiple power points.

LANDING

Under stairs storage cupboard. Door & stairs leading up to bedroom 5 / games room.

BEDROOM 1 (17ft 10 - 11ft 9)

Lovely bright & airy room with large bay window that offers pleasant coastal views. Fitted with a good range of furnishings that comprises of triple wardrobes, overhead storage units & bedside cabinets. Power sockets.

BEDROOM 2 (13ft - 11ft 11)

Again spacious & airy room that's fitted with a good range of bedroom furniture that comprises triple wardrobes, overhead storage units & bedside cabinets. Power points.

BEDROOM 5 (9ft 9 - 10ft)

Pleasant front aspect views. Space for stand alone furnishings. Multiple power points.

2nd floor - LANDING - Skylight for natural light.

STORAGE ROOM (5ft 6 - 5ft 2)

Skylight window. Opening to -

BEDROOM 5 / GAMES ROOM (20ft - 13ft 5)





Tenure

Freehold

Floor Area

Directions

Heading along Douglas Promenade in a northwards direction towards Queens Promenade where you bear left onto Summer Hill Road. Proceed to the top of Summerhill till you come to the roundabout by Corkhills Garage and bear right onto the (A2) main road & just after the traffic lights by the Manx Arms turn right into Royal Avenue. Continue to the bottom of Royal Avenue where number 60 can be clearly identified by our For Sale board on the left handside.

Viewings

All viewings must be accompanied by a representative of Carter Moon Estate Agency. To book an appointment please contact us on (01624) 626123 or alternatively email - info@cartermoon.com

Services

All main services connected. Oil fired central heating / uPVC double glazed throughout.

Possession

Freehold. Vacant upon completion of sale.

Rates payable

For all recent rates figures please contact the rates department on (01624) 685661

Inclusions

All floor covering & light fittings.