



**35 Royal Avenue West  
Onchan**

**Asking Price £499,950**



**Summary: Fully Renovated and Re-furnished Town House Offering Lovely Elevated Sea Views and Views over to Port Jack Glen. Situated in a Popular Convenient Location within a Short Distance from Onchan Park**

**Accommodation Comprises:**

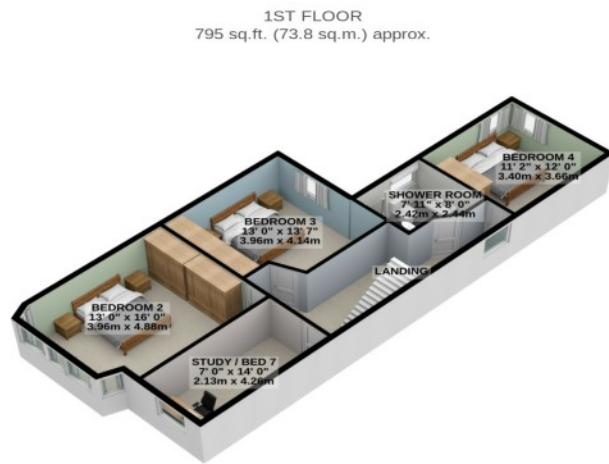
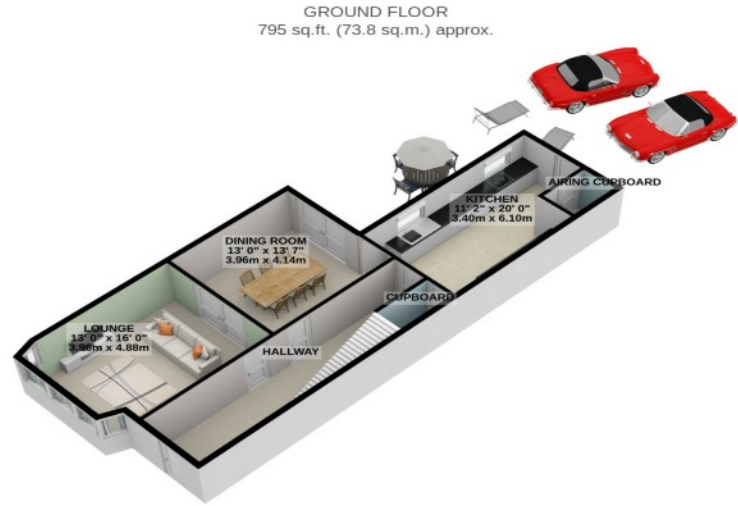
**Large Lounge Diner with Bay Window and Access from Dining Room to Rear Patio  
New Fitted Kitchen with Access to Rear Decked Patio and Parking  
6 Generous Sized Bedrooms (1 Ensuite)  
2 Additional Bathrooms  
Study  
Elevated Front Garden / Rear Decked Area and parking for 2 Cars  
Oil Fired Central Heating  
uPVC Double Glazing Throughout  
Viewings Highly Recommended**

**Directions: Travelling out of North Douglas along the Promenade continue up to Port Jack Turning Right at Port Jack Chippy then immediately Right again past the Spar shop then 2<sup>nd</sup> Right on to Royal Avenue West where the Property can be found on the Left hand side, clearly identified by our 'For Sale Board'.**

**Inclusions:** All Flooring & Light Fittings

**Services:** All Mains Services Connected

**Rateable Value:** £TBA **Rates payable:** £ TBA (including water rates)



TOTAL FLOOR AREA : 2384 sq.ft. (221.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix © 2023

Whilst all particulars are believed to be correct, neither Property Wise Limited, or their clients guarantee their accuracy nor are they intended to form part of any contract. Floorplans are for illustrative purposes only, decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.