

**80 Royal Avenue
Onchan**

Asking Price £529,500



Extremely Well Presented Double Fronted Extended Detached House Situated in a Popular Residential Location

Close to Local Schools, Shops and Onchan Park

Extensive Light and Airy Lounge with Wood Burner and Access to Garden Via Bi-Fold Doors

Great Sized Family Dining Kitchen

Cinema Room

Play Room / Second Sitting Room

Utility Room

Downstairs WC

4 Bedrooms (Master with Dressing Room)

2 Bathrooms

Lovely Sunny Garden

Offroad Parking for 2 - 3 cars

Gas Fired Central Heating

uPVC Double Glazing

Viewings Highly Recommended

Directions: Travelling from Douglas Through Onchan Village Past the Manx Arms and Co-op, Turn Right at the Next Set of Traffic Lights on to Royal Avenue, Proceed $\frac{3}{4}$ Way Down Royal Avenue Where the Property The Left Hand Side (Making the Corner of Central Drive, Easily Identifiable by Our 'For Sale Board'.

Inclusions: All Flooring & Light Fittings

Services: All Mains Services Connected

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



GROUND FLOOR
1104 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 1893 sq.ft. (175.9 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.

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