



## **12 Howe Road, Onchan**

**Asking Price £525,000**



**Deceptively Spacious Detached Split Level Property  
Benfitting from Stunning Coastal Views from Most Rooms  
In Need of Some Internal TLC with Huge Pottential**

**(Re-roofed, Re-rendered, New Windows and Plumbing in the Past 15 Years)**

**The Property Comprises:**

**Spacious Reception Hallway (Breakfast Room and Pottential of Opening on to Kitchen)**

**Fitted Kitchen**

**Large Lounge Diner**

**4 Double Bedrooms**

**Family Bathroom and Additional Shower Room (With AquaLisa Shower Fittings)**

**Basement (Accessed from Outside the Property)**

**Double Integral Garage (Plus Ample Off Road Driveway Parking)**

**UPVC Double Glazed Windows**

**Oil Fired Central Heating**

**Walled Front Garden and Large Private Rear Garden Offering Lovely Sea Views**

**“Viewing’s Highly Recommended”**

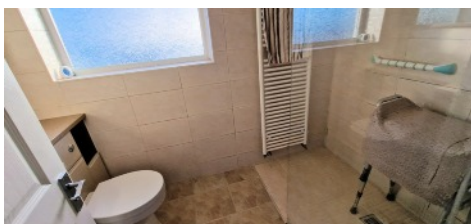
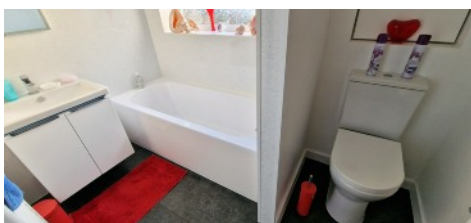
**Directions:** Travelling North along Douglas Promenade, proceed past the old Summerland site to Onchan Head, continue past Port Jack for approx ¾ mile turning left at the Water Margin Restaurant onto Howe Road, taking first hairpin bend then continue along Howe Road where the property can be clearly found on the Right hand side hand clearly identified by our For Sale Board

Inclusions: All Flooring, Blinds and Light Fittings

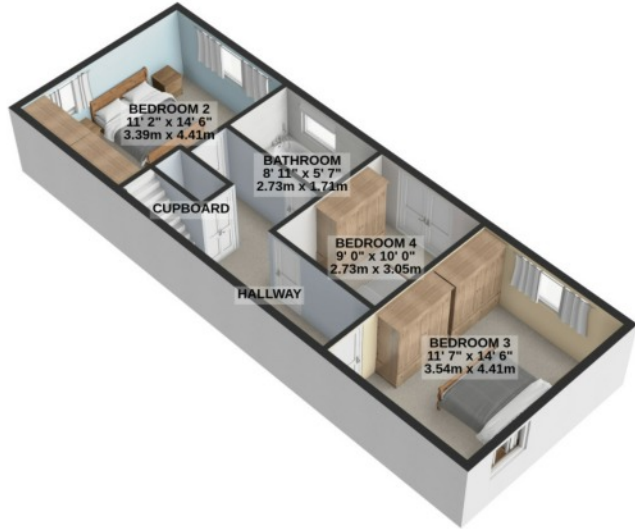
All Mains Services Connected

Rateable value :£ TBA

Rates payable : £TBA (Including Water Rates)



LOWER GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



GROUND FLOOR  
1191 sq.ft. (110.6 sq.m.) approx.



TOTAL FLOOR AREA : 1779 sq.ft. (165.3 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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