



**25 Birch Hill Avenue, Birch Hill
Onchan**

Asking Price £319,950



**Immaculately Presented Detached True Bungalow in a Quiet Cul de Sac
Very Spacious Accommodation Throughout
Situated in a Much Sought Residential Location
Close To Schools, Shops and Other Local Amenities
Accommodation Comprises
Large Lounge
Modern Fitted Breakfast Kitchen
Separate Utility Room
3 Double Bedrooms
Modern Family Bathroom
Large Single Garage With Electric Up and Over Door
Off Road Parking for up to 2 Cars
Private Rear Garden Mainly Laid to Lawn With Patio Area
Gas Fired Central Heating
U-PVC Double Glazing Throughout**

“Viewing's Highly Recommended”

Directions: Travelling out of Douglas along the promenade proceed up Summerhill turning right at the mini roundabout onto Onchan Main Road, turn left at the Manx Arms onto Avondale Road, continue up Avondale Road and take the second turning on the right just before the Beehive Kindergarten, continue along and take the second turning on the right and then turn left where the Property can be located on the right hand side a short way down..

Inclusions: TBA **Rateable Value:** £ **Rates Payable:** £ (inc Water Rates)



TOTAL APPROX. FLOOR AREA 1372 SQ.FT. (127.5 SQ.M.)

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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