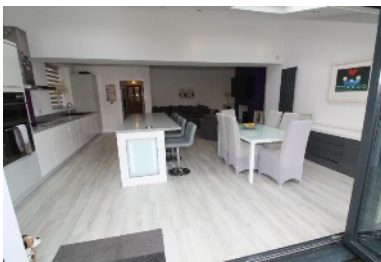


**39 Sunningdale Drive, Onchan**

**Asking Price £369,950**



**Superb Extended Semi-Detached Family House, Situated in a Desirable Residential Location Close to Schools, Shops and Bus Routes**

**The Property is in Immaculate Condition and Beautifully Presented Throughout Accommodation Comprises**

**Good Sized Lounge with Attractive bay Window**

**Breathtaking Modern Extension to the Rear of the Property With Open Plan High End Kitchen, Diner and Family Area. The Extension also Boasts Full Length Bi-Folding Doors Leading out into the Sunny Garden**

**Downstairs WC**

**3 Generous Bedrooms**

**Lovely 4 Piece Modern Family Bathroom**

**Good Sized Rear Garden With 2 Decked Area's and Practical Artificial Lawn**

**Large Single Detached Garage and Driveway Parking for 3 Cars**

**Oil Fired Central Heating**

**u-PVC Double Glazed Throughout**

**Viewing's Highly Recommended**

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 only 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.

**Directions:** Travelling out of Douglas along the Promenade, keep right up King Edward Road, turn left after Port Jack, proceeding up Royal Terrace turning left onto Falkland Drive, continue to the end of the road and turn right onto Sunningdale Drive where the property can be found a short way up on the left hand side.

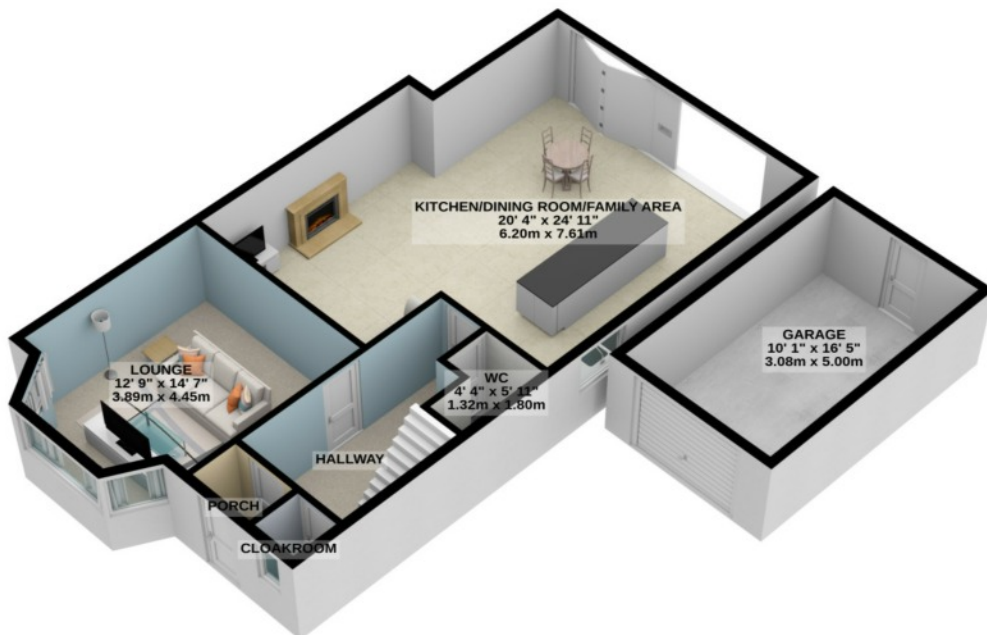
**Inclusions:** TBA.

**Rateable Value:** T B A

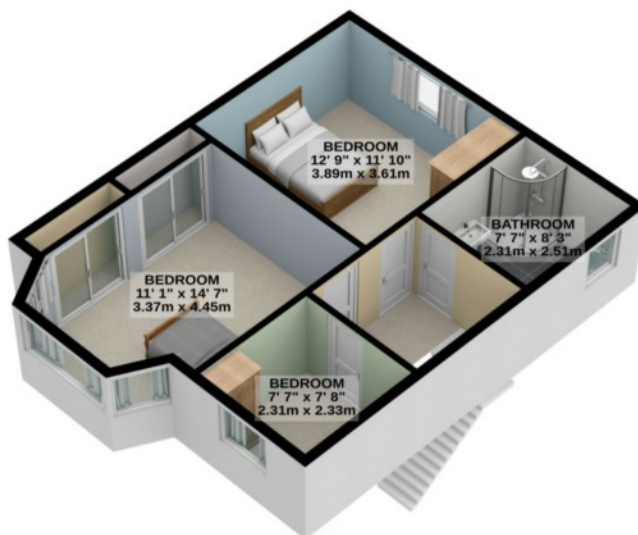
**Rates Payable:** £ (Inc. Water Rates)



GROUND FLOOR  
911 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.4 sq.m.) approx.

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