



**119 Royal Avenue  
Onchan**

**Asking Price £339,950**



**A Superb Semi Detached Light and Airy Family Property  
Situated in a Sought After Residential Area Close to Schools, Shops and Park**

**Accommodation Comprises:-**

**Large Welcoming Porch  
Stunning Open Plan Kitchen/Breakfast/Reception Room with Utility Area  
Family Sitting Room  
3 bedrooms (2 Doubles and 1 Single)  
Lovely Modern Bathroom  
Modern Combi Oil Fired Central Heating  
u-PVC Double Glazed Throughout  
Blocked Paved Driveway with Parking for 3 Cars  
Sunny Rear Garden Mainly Laid to Lawn with Mature Shrubs  
No Onward Chain**

**“Viewing’s Highly Recommended!”**

**Directions: Travelling through Onchan Village from Douglas, turn right at the second set of traffic lights onto Royal Avenue, continue down the road where number 119 can be found just over half way down on the right hand side, clearly identified by our ‘For Sale Board’.**

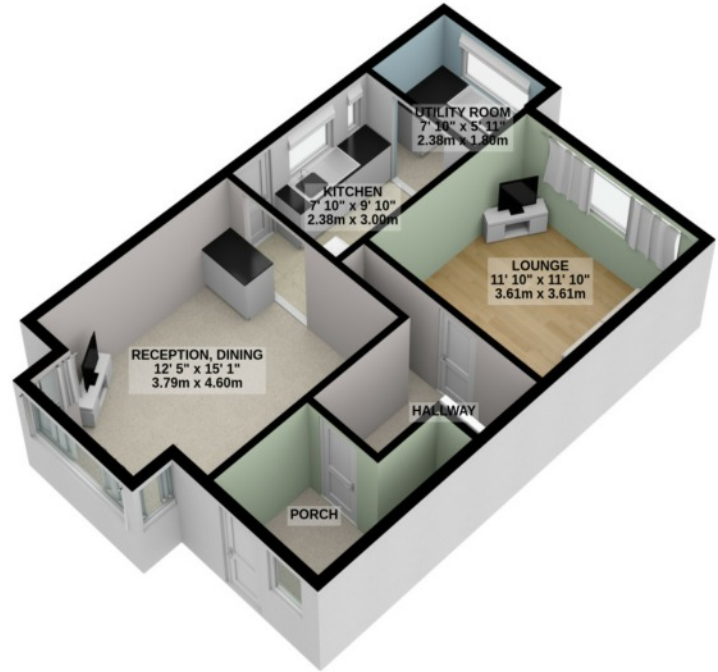
**Inclusions:** All Flooring, Curtains & Light Fittings

**Services:** All Mains Services Connected

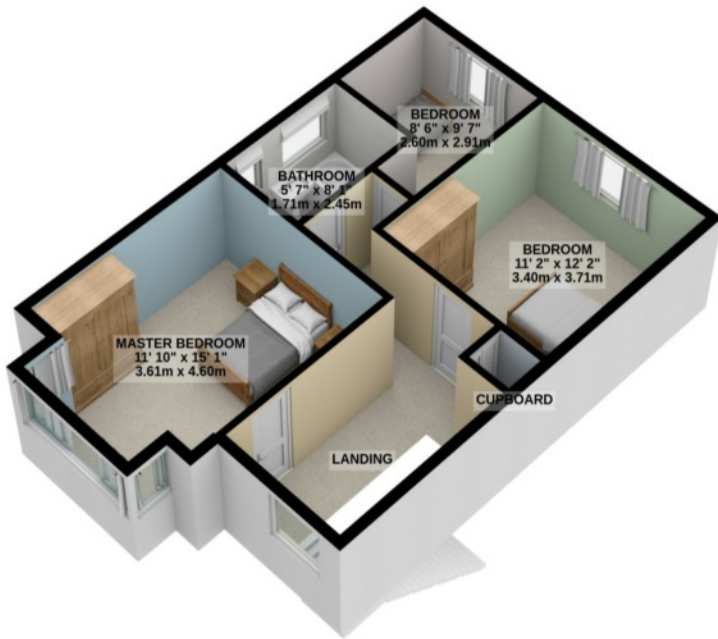
**Rateable Value:** £128.00    **Rates payable:** £ 1265.02 (including water rates)



GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.2 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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