



**28 Royal Avenue
Onchan**

Asking Price £359,950



**Traditional Mid Terraced House Situated in a Super Residential Location
Fabulous Sea Views and Elevated Views Over Port Jack Glen
Property Benefits From a New Roof, New Electrics, New Radiators, New External
Doors All Since 2016
Modern Fitted Dining Kitchen
Large Lounge with Multi Fuel Burning Stove
Dining Room
4 Good Sized Bedrooms
Fully Floored Attic Room (with Staired Access)
Modern Family Bathroom
Large Single Garage
Lawned Garden to Front and Patio to Rear
uPVC Double Glazed Throughout
Oil Fired Central Heating**

Directions: Travelling out of North Through Onchan Village Past the Manx Arms and Co-op, Turn Right at the Next Set of Traffic Lights on to Royal Avenue, Proceed to the Bottom Proceeding Straight Ahead at the Junction Where the Property The Left Hand Side (Approx ½ the Way Down), Easily Identifiable by Our 'For Sale Board'.

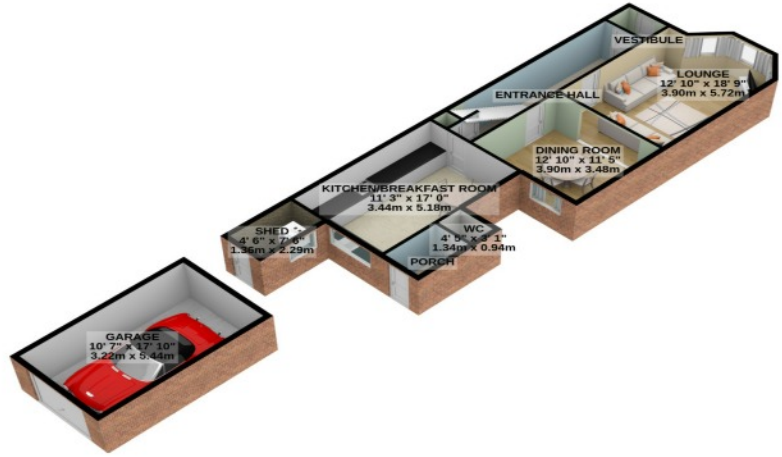
Inclusions: All Flooring Blinds & Light Fittings

Services: All Mains Services Connected

Rateable Value: £128.00 **Rates payable:** £ 1324.94 (including water rates)



GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



ATTIC ROOM
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 1822 sq.ft. (169.3 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. Made with Metropix © 2023

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 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.