

# 17 The Park, Onchan

Ref No DDP05591



**PRICE £399,950**

## DOUGLAS

37 VICTORIA STREET  
DOUGLAS  
ISLE OF MAN IM1 2LF

01624 620606

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## CASTLETOWN

COMPTON HOUSE  
9 CASTLE STREET  
ISLE OF MAN IM9 1LF

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## RAMSEY

LEZAYRE HOUSE  
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- Immaculate Detached Dormer Bungalow Located in an Envidable Position with Pleasant Outlook
- Double Fronted with Feature Bay Windows
- Large and Well Maintained Rear Garden
- Spacious Lounge
- Fitted Kitchen Diner
- Conservatory with Access to Sun Terrace and Garden
- Downstairs Shower Room Converted Approx. 4 Years Ago, With a Separate WC
- Off-Road Parking for 1 Car Plus Attached Garage
- 3 Bedrooms
- Gas Combi Boiler
- uPVC Double Glazing

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To the front of the property is a well maintained walled garden with lawn and flowers and shrubs to beds. Block paved driveway leads to garage and provides parking for one vehicle. At the rear is a large lawned garden with fence to boundaries and a variety of flowers and shrubs. Greenhouse. Access to utility/storage room.



The price is to include fitted floor coverings and white goods

### **DIRECTIONS TO PROPERTY:**

Travelling north along Douglas Promenade bear left up Summer Hill Road towards Onchan. Take the fourth available right into Hague Drive. Follow the road round to the left where No. 17 will be found on the left hand side.

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In greater detail the accommodation comprises:

**GROUND FLOOR**

**ENTRANCE PORCH** (5'9" x 3'6" approx.) uPVC door with glazed side panels.



**ENTRANCE HALL** (17'6" x 8'3" approx.) Open tread staircase to first floor.



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**LOUNGE** (18'4" x 13'0" approx.) Spacious lounge with bay window having a front garden view. Feature fireplace with electric fire.



**KITCHEN/DINER** (12'9" X 10'0" approx.) Range of fitted wall and base units with contrasting worktop incorporating a 1½ bowl stainless steel sink with mixer tap. Appliances include: Hotpoint electric hob with extractor over. Hotpoint oven. Beko dishwasher. Beko washer/dryer. Blomberg fridge freezer. Large alcove ideal for dining table and chairs. Door to conservatory.



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**CONSERVATORY** (12'2" x 7'4" approx.) Doors to garden and sun terrace.



**BATHROOM** (8'1" x 6'1" approx.) Corner shower cubicle, vanity wash hand basin and WC. Tiled walls.



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**SEPARATE WC** Wash hand basin and WC



**BEDROOM 1** (14'1" x 11'8" approx.) Generous bedroom with bay window overlooking front garden. Fitted wardrobes.



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**BEDROOM 2** (14'4" x 11'8" approx.) Fitted wardrobes. Rear aspect over sun terrace and garden.



## **FIRST FLOOR**

**BEDROOM 3** (17'3" x 15'4" approx.) Fitted wardrobes. Dormer window.





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## **OUTSIDE**

**ATTACHED GARAGE** (16'7" x 8'8" approx.) Gas fired combi boiler. Up and over door and door at rear to garden.

## **SERVICES**

All mains services are installed.

Gas fired central heating.

uPVC double glazing.

## **ASSESSMENT**

Rateable value £581.88

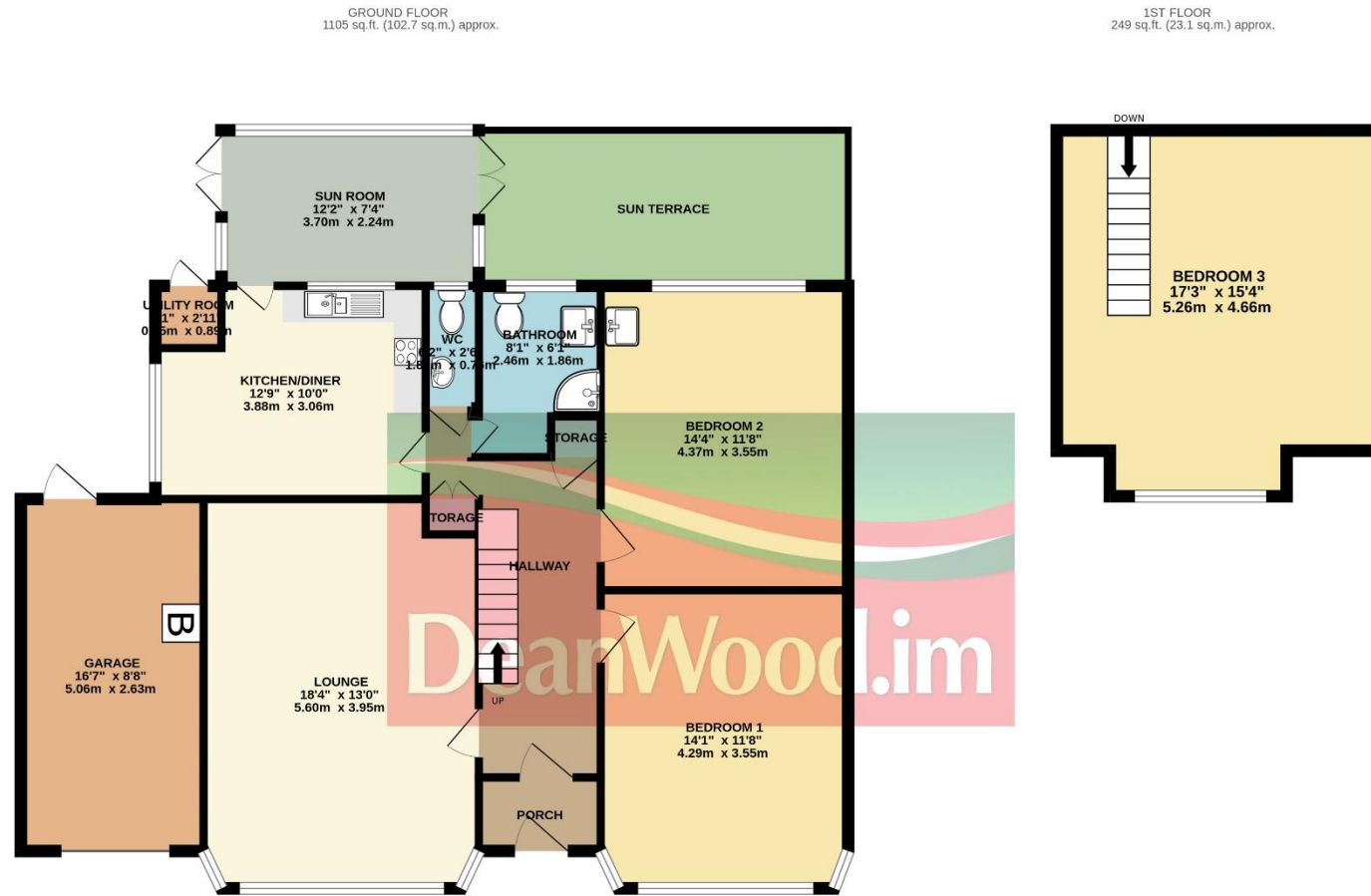
Approx Rates payable £801.91 (incl. of water rates).

## **TENURE**

FREEHOLD

VACANT POSSESSION ON COMPLETION

**For further details and arrangements to view, please contact the Agents.**



17 THE PARK, ONCHAN  
 TOTAL FLOOR AREA : 1354 sq.ft. (125.8 sq.m.) approx.  
 Not to scale-for identification purposes only  
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