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15 Belgravia Road, Onchan, IM3 1HN

Asking Price £515,000

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Occupying a generous plot in one of Onchan's most desirable residential locations, this substantial semi-detached period home offers an exciting opportunity to acquire a property of considerable character, space and versatility. Enjoying an elevated position with views towards Douglas Bay, the property is within easy walking distance of local shops, schools, public transport links and everyday amenities. The accommodation is both spacious and flexible, beginning with a welcoming entrance hall leading to two elegant reception rooms, each featuring attractive bay windows that flood the interiors with natural light. To the rear, the breakfast kitchen is fitted with a comprehensive range of units and is complemented by a useful utility/wine store, conservatory and ground floor shower room, creating a practical layout for modern family living. The first floor provides three generously proportioned bedrooms, a family bathroom, separate shower room and WC. The current family bathroom was formerly a fourth bedroom and offers the flexibility to be reinstated if additional bedroom accommodation is required. A large attic room, accessed via a pull-down ladder, presents excellent scope for conversion, subject to the necessary planning consents and building regulations. Retaining a wealth of original character and period features, the property offers generous accommodation with excellent flexibility to suit a variety of lifestyles. Externally, the property continues to impress with ample off-road parking, an integral garage and an impressive detached double garage, ideal for car enthusiasts, storage or workshop use. The enclosed south-easterly facing rear garden provides a private outdoor space perfect for entertaining, relaxing or family enjoyment. Combining generous accommodation, period charm and an enviable location, this is a rare opportunity to acquire a substantial family home in one of Onchan's most established and desirable residential settings. Early viewing is highly recommended to fully appreciate the space, versatility and potential this impressive home has to offer.

LOCATION

From the Sea Terminal in Douglas head north along the full length of the promenade. Proceed beyond the Summerland site to Port Jack. Cross over the Tram lines and turn immediately left by the shops. Follow up the hill and take a right turn into Belgravia Road. Kensington Place can be found immediately on the left hand-side.

ENTRANCE PORCH

4' 3'' x 3' 11'' (1.3m x 1.2m)

BOOT ROOM

3' 11'' x 6' 11'' (1.2m x 2.1m)

ENTRANCE HALL

10' 2'' x 12' 10'' (3.1m x 3.9m)

DINING ROOM

13' 4'' x 15' 9'' (4.07m x 4.8m)

LIVING ROOM

11' 2'' x 14' 5'' (3.4m x 4.4m)

KITCHEN

19' 8'' x 11' 6'' (6.m x 3.5m) Max

SUN ROOM

12' 2'' x 13' 5'' (3.7m x 4.1m)

SHOWER ROOM

6' 3'' x 7' 7'' (1.9m x 2.3m)

RECREATION ROOM

9' 2'' x 14' 9'' (2.8m x 4.5m)

FIRST FLOOR

FRONT BEDROOM

12' 10'' x 16' 9'' (3.9m x 5.1m)

REAR BEDROOM

15' 5'' x 14' 9'' (4.7m x 4.5m)

REAR BEDROOM

15' 1'' x 9' 10'' (4.6m x 3.m)

BATHROOM

6' 3'' x 6' 11'' (1.9m x 2.1m)

BATHROOM

11' 6'' x 6' 11'' (3.5m x 2.1m)

ATTIC/STORE ROOM

8' 2'' x 9' 2'' (2.5m x 2.8m)

OUTSIDE

Block paved off road parking to front. Access gate leading to the rear. Raised paved patio area accessed from the house. Private lawned garden with pergola. Off road parking to rear.

DOUBLE GARAGE

19' 8'' x 21' 8'' (6m x 6.6m)

SERVICES

Mains water, electricity and drainage. Newly fitted gas central heating boiler. Log burner in Sitting Room

VIEWING

Viewing is strictly by appointment through Chrystals. Please inform us if you are unable to keep appointments.

POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

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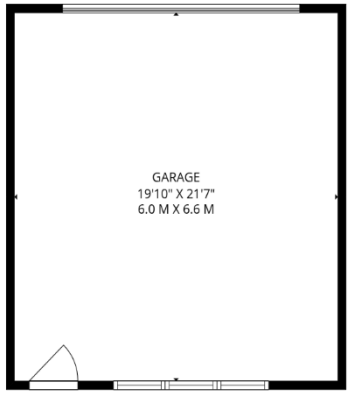
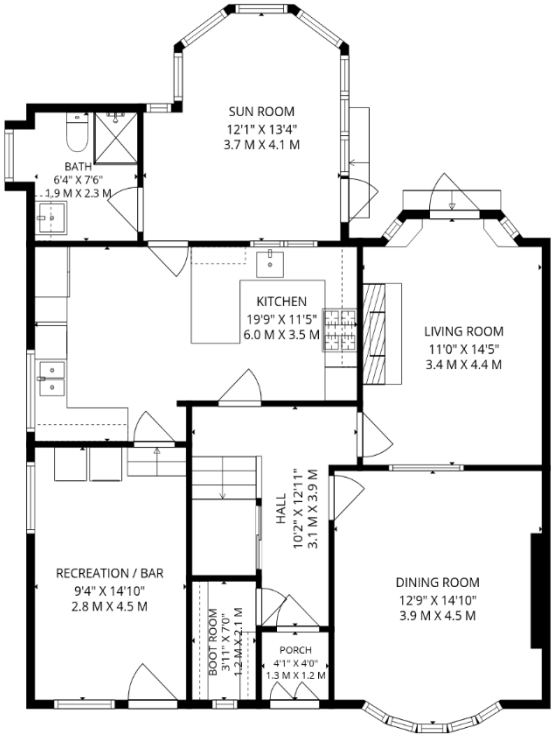
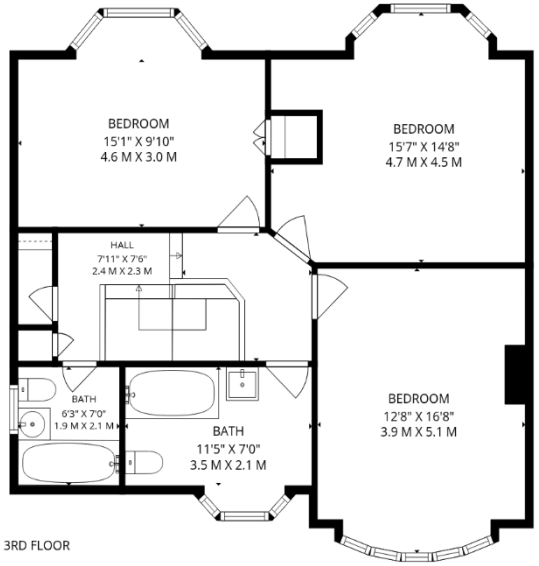
Isle of Man Branch
50th Anniversary
Isle of Man CAMRA
11th Beer & Cider Festival





2ND FLOOR



3RD FLOOR

Since 1854

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