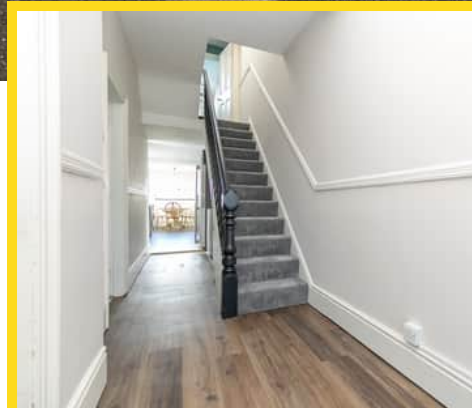




## 12 Victoria Avenue, Onchan, Isle of Man. IM3 1BD

12 Victoria Avenue is a spacious three bedroom terraced home which has recently benefited from a new kitchen, bathroom and external re-painting. The property also has a generous detached garage to rear.



**£309,950 Freehold**

## PROPERTY DESCRIPTION

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Manxmove are pleased to bring to market this lovely terraced home in Onchan.

The property is located in a quiet avenue right in the heart of Onchan village and is within easy reach of shops, supermarket, Post Office, pubs, bus routes, parks and schools.

On the ground floor you will find a spacious lounge with large bay window to front plus a dining room / second lounge. There is a generous galley style breakfast kitchen which has been recently replaced and provides access to the rear garden.

Upstairs there are three bedrooms, two of which are generous doubles plus a single bedroom / study. The bathroom has been recently replaced and features a roll top bath, large shower cubicle, sink and toilet.

To the rear of the property is a good sized garden for this style of property plus a detached garage with access to the rear service lane.

**THINKING OF SELLING?** We are professionally qualified estate agents and licensed members of the National Association of Estate Agents (NAEA). We provide free of charge walk through valuations based on properties that have sold so the valuation is far more accurate and realistic in this buoyant market. We will also advise and listen to your thoughts and plans. Give us a call on 01624 61 99 66 or email us at [info@manxmove.im](mailto:info@manxmove.im)

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## FEATURES

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- Spacious Mid Terraced Home
- Situated Close to Local Amenities and Schools
- Lounge, Dining Room plus Breakfast Kitchen
- 3 Bedrooms plus Modern Bathroom
- Attic Room / Hobbies Room
- Detached Garage & Generous Rear Yard
- No Onward Chain
- Re-Painted Externally September 2024





## Property Images

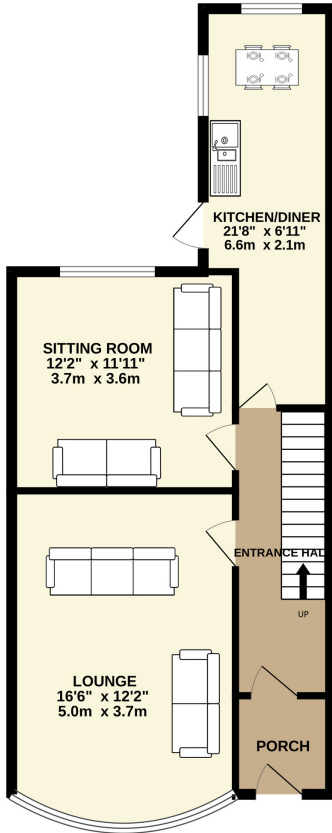
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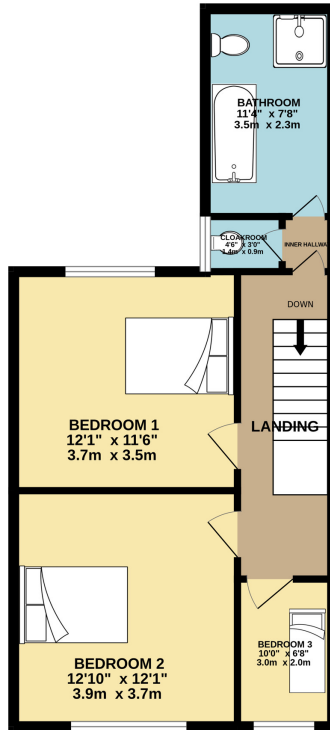
# FLOORPLAN



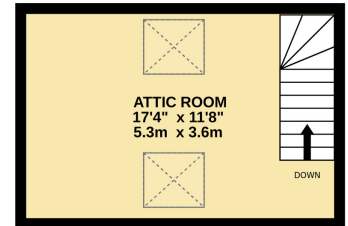
GROUND FLOOR  
604 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



2ND FLOOR  
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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