



## 45 Royal Avenue West, Onchan, Isle of Man. IM3 1HE

This modern and very well presented 5 bedroomed, three modern bathrooms, terraced property providing stunning space throughout and finish to a high standard, stunning high end entertaining kitchen with island and lantern roof area, substantial living room with sea views to the East. Space to the front and rear with single garage. Outside first floor terrace for relaxing and entertaining.



£565,000 Freehold

## PROPERTY DESCRIPTION

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Stunning 5 bed Victorian terraced townhouse, modernised and upgraded to a high specification throughout, all new bathrooms in the past 6 years, fabulous living area, entertaining and dining space for a family and the benefit of a first floor entertaining terrace to the rear.

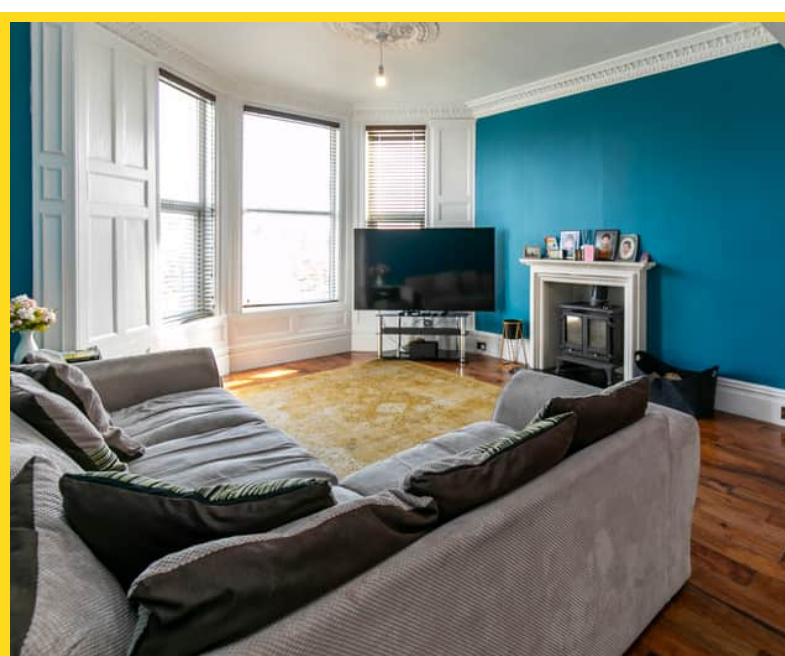
This stunning three-story Victorian property seamlessly blends classic charm with modern luxury. Boasting five generously sized double bedrooms and three beautifully appointed bathrooms, this home is perfect for families or those who love to entertain. The designer kitchen serves as the heart of the home, featuring high-end appliances and stylish finishes that make cooking a joy. An expansive entertaining area complements the kitchen, providing a welcoming space for family gatherings or social events with friends. Additional conveniences include a utility room that enhances the home's functionality, along with a single garage and designated parking for one car, ensuring practicality is not sacrificed for elegance.

The property's exterior is equally impressive, highlighted by a first-floor raised sun decking area that offers breathtaking sea views to the east—an ideal spot for relaxation and summer barbecues against the backdrop of stunning sunsets. The location is also a significant advantage, situated close to Onchan and local shops, providing easy access to everyday amenities while maintaining a tranquil coastal feel. Overall, this Victorian gem has been meticulously modernized throughout, making it a perfect blend of historical charm and contemporary living, with every detail thoughtfully designed for comfort and enjoyment.

## FEATURES

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- Stunning Victorian Home of Quality
- Renovated to a high standard throughout
- Impressive Living Room
- Enjoys Day long Sunshine
- Schuller designer kitchen with Island & Dining area
- Utility Room & Downstairs Cloakroom
- 5 Bedrooms (1 En Suite) plus 2 Family Bathrooms
- Garden to Front and Rear area plus 1st Floor Terrace
- Oil Fired Central heating, Firebird Boiler, Megaflo Hot water cylinder
- Parking to Front





## Property Images

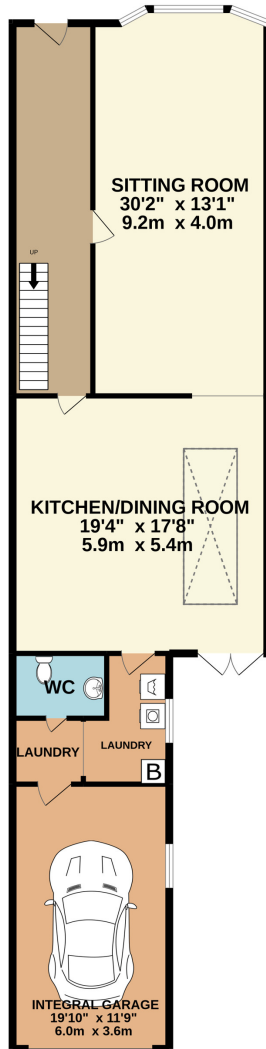
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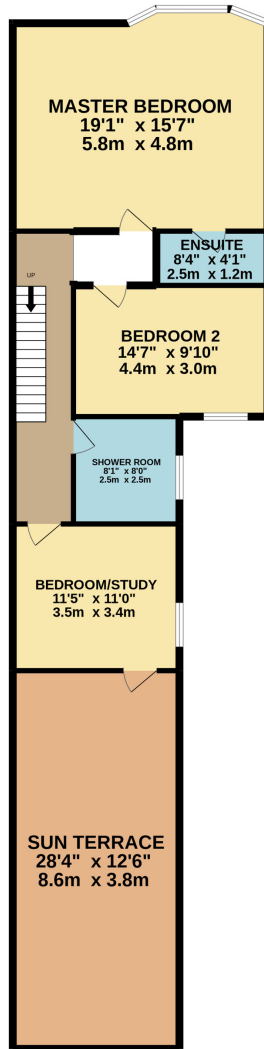
# FLOORPLAN



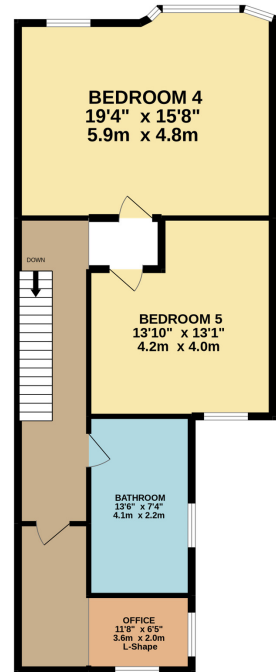
GROUND FLOOR  
1262 sq.ft. (117.2 sq.m.) approx.



1ST FLOOR  
1141 sq.ft. (106.0 sq.m.) approx.



2ND FLOOR  
801 sq.ft. (74.4 sq.m.) approx.



5 BED RENOVATED TOWN HOUSE TO A HIGH SPECIFICATION

TOTAL FLOOR AREA : 3203 sq.ft. (297.6 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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