



ASKING PRICE

£429,950



## THE DETAILS



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55 Highfield Crescent

Onchan

£429,950

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e: [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 645555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD



PROPERTY DETAILS FOR  
**55 Highfield Crescent, Onchan**





## 55 Highfield Crescent, Onchan



## THE DESCRIPTION

- Substantial, large detached true bungalow situated on a generous plot
- Conveniently located within walking distance of Bemahague School, Ashley Hill and Onchan's local amenities
- Traditionally Built and situated in a sought after area in Birch Hill
- Large Entrance Hall, Lounge/Dining Room and Breakfast Kitchen
- 3 excellently sized double Bedrooms, Family Bathroom and separate WC
- Ample storage cupboards throughout
- 1,200 sq.ft attic space (Potential to convert subject to planning permission)
- Attached Tandem Garage, off street parking for 2 vehicles
- Lawned gardens to the front and rear
- Rural views up to the surrounding Hillsides
- Oil fired central heating, uPVC double glazed throughout
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer 55 Highfield Crescent to the market. This substantial detached true bungalow is situated in the top section of Birch Hill, in an elevated position with stunning rural and hill views to the rear. To the front of the property there are lawn gardens, off street parking for 2 vehicles and a footpath that leads up to the entrance porch.

Upon entering the property there is an entrance porch, and internal door leads into a spacious entrance hall, with built-in cloaks storage and a loft hatch giving access to the properties attic space. Off the entrance hall, a glazed panelled door provides access into the lounge diner, which stretches from the front to the rear of the property, and benefits from dual aspect uPVC double glazed windows. The window to the rear has views across the garden and beyond to the hills at the back. Feature fireplace and carpeted floors. Also off the entrance hall, is the kitchen breakfast room, which has dual aspect, double glazed windows overlooking the rear garden and in the direction of Snaefell. The kitchen is fitted with a range of wooden wall and base units with laminate tops, built in double oven and four ring ceramic hob. Off the kitchen, there is a door to the rear lobby, which gives access out to the rear garden and onto the garage.



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Three fantastic sized double bedrooms are also accessed off the entrance hall. Bedroom 3 is situated to the rear of the bungalow and features a built-in double wardrobe. Bedrooms 1 and 2 situated are to the front of the property, both large double bedrooms with double glazed windows to front aspect. The family bathroom is fully tiled with a frosted glazed window to side aspect, walk in shower cubicle, panelled bath, wash hand basin, and pedestal. Separate WC, which again has fully tiled walls.

The garage is a tandem garage, approximately 30 foot in length, and houses the oil fired central heating boiler. uPVC, double glazed door to the rear provides access from the rear garden and an electric up and over door to the front.

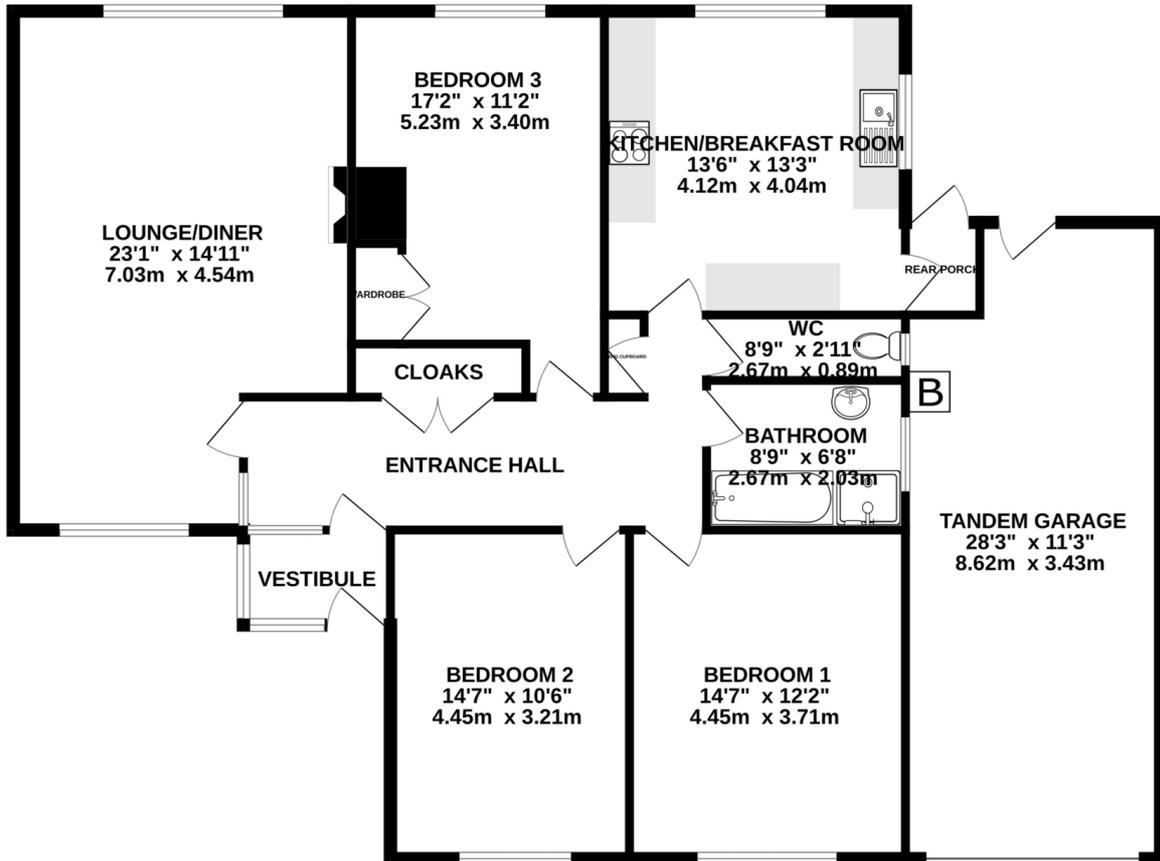
In addition to the principal dwelling there is a L-shaped attic space. The attic space is accessed via a slingsby ladder. uPVC, double glazed window providing plenty of natural light. The attic space that extends to approximately 1,200 sq.ft and could be converted subject to local planning permission.

Externally, the rear of the property is easy to maintain, with a flat lawned garden and hedge boundary at the rear. The garden is north-west facing, attracting the evening sun and enjoys fantastic views of the surrounding hillsides.

Oil fired central heating. Sold with no onward chain.

FLOORPLAN

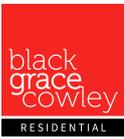
GROUND FLOOR  
1574 sq.ft. (146.2 sq.m.) approx.



TOTAL FLOOR AREA: 1574 sq.ft. (146.2 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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# 55 Highfield Crescent, Onchan

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