



63 WYBOURN GROVE

ONCHAN, IM3 4AU

£335,000
FREEHOLD

Beautifully presented contemporary 3 bed mid terrace property located in a desirable community location, conveniently positioned within easy reach on foot to the local schools, town centre and local amenities. With a children's play park directly outside the front door, this property offers all of the key attributes required for growing families.

 **Plum
Properties**

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• Appealing Property for First Time Buyers • Beautifully Presented • 3 Good Sized Bedrooms • Luxurious Family Bathroom • Open Plan Lounge/Diner • Contemporary Dining Kitchen • Six Ring Britannia Gas Range Hob • Decked SW Facing Rear Garden • Low Maintenance Front Garden • Children's Play Park on Doorstep



Overview

Nestled in the charming community of Wybourn Grove, Onchan, this beautifully presented mid-terrace house is an ideal choice for first-time buyers or growing families seeking a contemporary home that caters for modern day living.

Upon entering, you are welcomed by a practical entrance porch, perfect for storing coats and shoes that leads through to a generously sized lounge, offering ample space for a family-sized dining table, making it the perfect setting for relaxation and family gatherings. This versatile room allows for various activities, ensuring that family life can be enjoyed to the fullest.

The heart of the home is undoubtedly the recently installed contemporary breakfast kitchen. This stylish space is enhanced by glazed double doors that lead to a south-westerly facing rear garden, allowing natural light to flood in. The shaker-style kitchen units, with their contrasting white base and anthracite wall-mounted units, are complemented by a chic wood-effect countertop and striking black brick-effect splashback. Equipped with a six-ring gas range hob, electric oven, and a freestanding fridge freezer, this kitchen is both functional and inviting. A convenient breakfast bar adds an informal touch, perfect for casual meals or entertaining guests, whilst the room offers plumbed space for a washing machine and

dryer.

The upper floor features three well-proportioned bedrooms, including two spacious double rooms with lovely frontal views. The third bedroom benefits from a recess for wardrobe space and excellent over-stairs storage. The luxurious family bathroom is a true retreat, featuring a stunning curved bathtub with shower fixtures and a separate corner shower cubicle.

Externally, the property is designed for low maintenance, with a small lawned garden at the front and a fully decked rear space that basks in sunlight from noon onwards. Additionally, a children's play park is conveniently located immediately outside, providing endless entertainment for children in a safe environment whilst remaining within close proximity to home.

Overall, this three-bedroom home is a fantastic opportunity for those looking to settle in a vibrant community while enjoying modern comforts in a convenient location for the town centre, amenities and local schools. Do not miss the chance to make this lovely house your new home.

Additional Information

- Double Glazed Throughout
- Gas Fired Central Heating

- Gas Range and Electric Oven Included
- Children's Play Park Outside Front Door
- Unrestricted Roadside Parking
- Primary School - Ashley Hill - 14 minute walk
- Secondary School - St Ninians Lower School - 5 minute walk
- Secondary School - St Ninians High School - 1.5 miles

Directions

Travelling from the TT Grandstand proceed against the flow of the course towards Onchan Continue through both mini roundabouts onto Governors Road, taking the first left turning onto Wybourn Drive. Proceed up the hill and take the fifth turning on the right onto Wybourn Grove. Head towards the Children's play park where a member of the Plum Properties team will meet you to host your viewing.



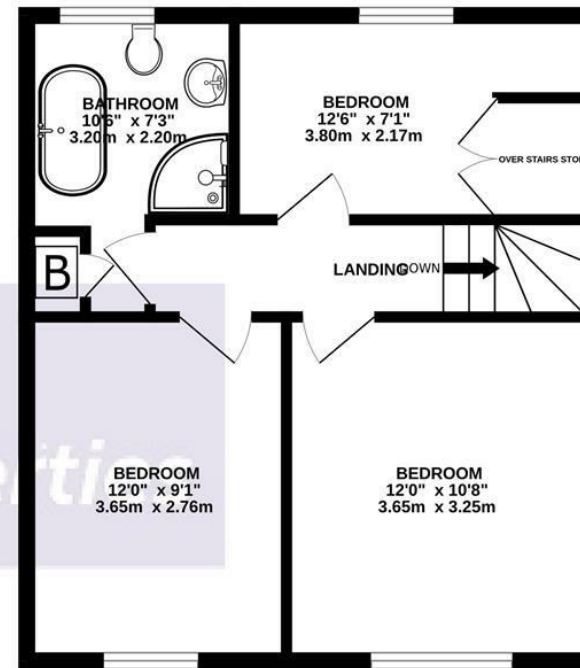




GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 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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