



## 18 BIRCH HILL GROVE ONCHAN, IM3 4EL

**£325,000  
FREEHOLD**

A highly desirable detached two bed true bungalow with off-road parking and garage located in the popular Birch Hill area of Onchan, within close reach of the local schools and amenities.

Offered for sale on a chain free basis, this bungalow may also interest investors as the property currently houses a sitting tenant willing to extend the lease that expires in April 2025.

 **Plum  
Properties**

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- Desirable Detached True Bungalow • Much Sought After Birch Hill Development
- Two Well Proportioned Bedrooms • Tiled Family Bathroom • Spacious Lounge with Bay Window • High Gloss Fitted Kitchen with Storage • Single Attached Garage with Driveway • Impressive Rear Garden • Quiet Cul de Sac Location • Chain Free



## Overview

Nestled in tranquil Birch Hill Grove, this charming two-bedroom detached bungalow offers a perfect blend of comfort and convenience. Set on a generous corner plot within a peaceful cul-de-sac, this property is in a highly sought after location and presents an excellent opportunity for those seeking a serene and peaceful lifestyle.

Upon entering, you are welcomed by a convenient porch leading into a central entrance hall, which provides access to all internal rooms. An inviting lounge, located at the front of the bungalow, features a delightful bay window that fills the space with natural light, creating a warm and cosy atmosphere.

At the rear, the attractive breakfast kitchen is fitted with a stylish range of gloss wall and base units with an in keeping counter top, complemented by contemporary wood effect flooring. This well-appointed kitchen includes essential appliances such as a free-standing electric oven, hob and extractor, making it ideal for both cooking and entertaining.

The bungalow boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. Completing the accommodation is a tiled family bathroom, which features a bath with a shower over, a pedestal wash basin, and a WC, ensuring all your needs are met.

Externally, the property offers a low-maintenance garden at the front, laid to lawn and flanked by a driveway that accommodates off-road parking for up to two vehicles. The garage provides additional parking options or storage space. The generous rear garden is securely fenced, housing an oil tank and a space-saving external oil-fired boiler, adding to the practicality of this delightful home.

This bungalow is not just a property; it is a lifestyle choice, perfect for those looking to enjoy the peace and quiet of Birch Hill while being close to local amenities of Onchan Village. Don't miss the chance to make this lovely bungalow your new home.

## Additional Information

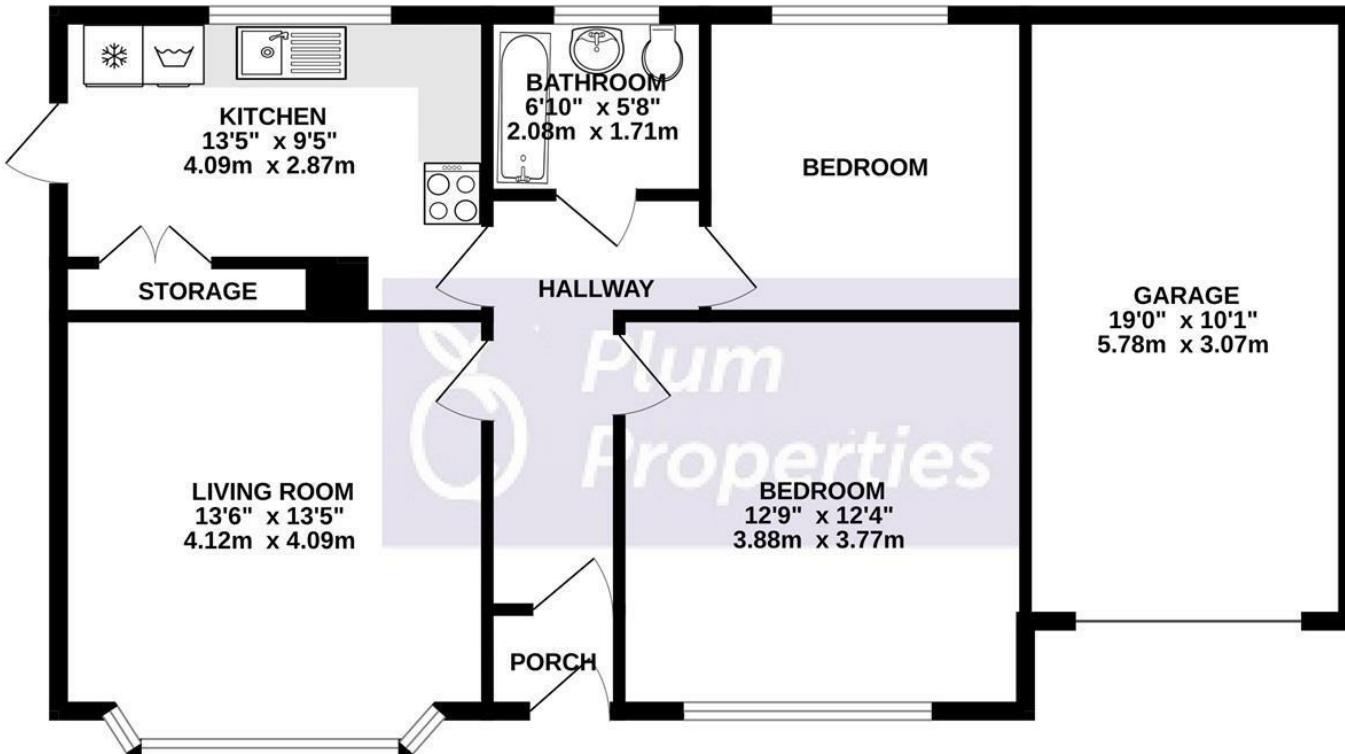
- Double Glazed
- Oil Fired Central Heating
- Property is Currently Tenanted with Tenant Keen to Extend the Lease
- Current Lease Expires April, Tenant is Paying £975pcm
- Property is also Available on a Vacant Possession Basis
- Primary School - Ashley Hill - 5 minute walk
- Lower Secondary School - St Ninians Lower School - 0.7 miles
- Upper Secondary School - St Ninians High School - 2.1 miles

## Directions

From the traffic lights in Onchan village turn up Avondale and proceed up the hill. After passing the Archibald Knox take the second turning on the right into Birch Hill Avenue followed by the first left onto Birch Hill Grove. Follow the cul de sac all the way around where No 18 can be easily identified by our for sale board.



GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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