



6 Rosedene Close, Birch Hill, Onchan, Isle of Man, IM3 3HU
Asking Price £620,000

- True bungalow in desirable Birch Hill with excellent local amenities
- Modern fitted symphony kitchen opening to dining room overlooking garden
- Generous corner plot with extended driveway, garage and attractive outlooks
- Three double bedrooms plus separate office and family bathroom
- Spacious and bright living room positioned to the front
- Mature, well maintained gardens with lawn, flowers and shrubs



6 Rosedene Close is a true bungalow, ideally positioned within the desirable Birch Hill area, offering convenient access to local amenities including shops, schools and a regular bus route. Occupying a generous corner plot, the property enjoys an extended driveway, garage and far-reaching, attractive views.

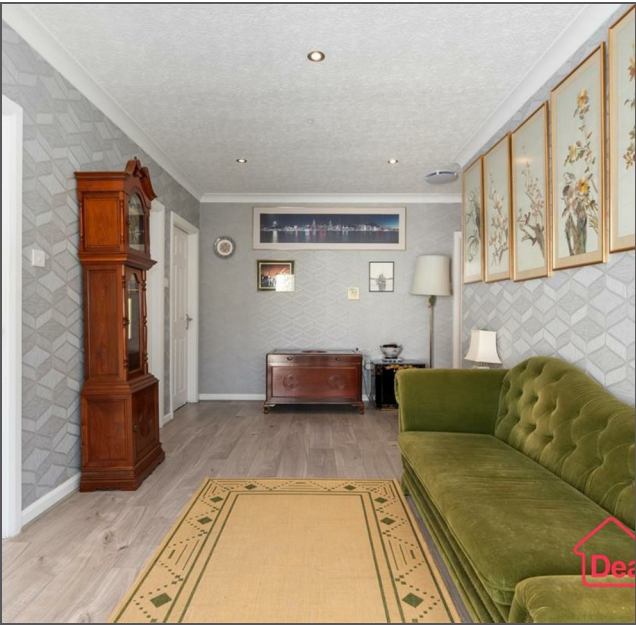
The accommodation is light, airy and well proportioned throughout. You are welcomed via an L-shaped reception hallway which provides access to the principal rooms. The main living room is positioned to the front of the property, spacious and filled with natural light, with new lighting installed. A convenient WC is located just off the entrance hall.

The kitchen is modern and fully fitted, featuring a newly installed B&B Furniture kitchen with cooker, microwave, hob, dishwasher, sink unit, pantry, extractor fan and complete new electrical installation. It opens through to the dining room overlooking the rear garden, with a newly installed door, and also provides access to a useful utility/laundry room with new cupboards and redecoration.

The property offers three double bedrooms and a fourth bedroom, which could alternatively be utilised as a home office, providing flexibility for modern living. Bedrooms have been stripped of original fitted furniture, insulated, redecorated, with new carpets and lighting throughout. The principal bedroom benefits from a private balcony enjoying surrounding views. A family bathroom with extractor fans, plus WC, completes the accommodation.

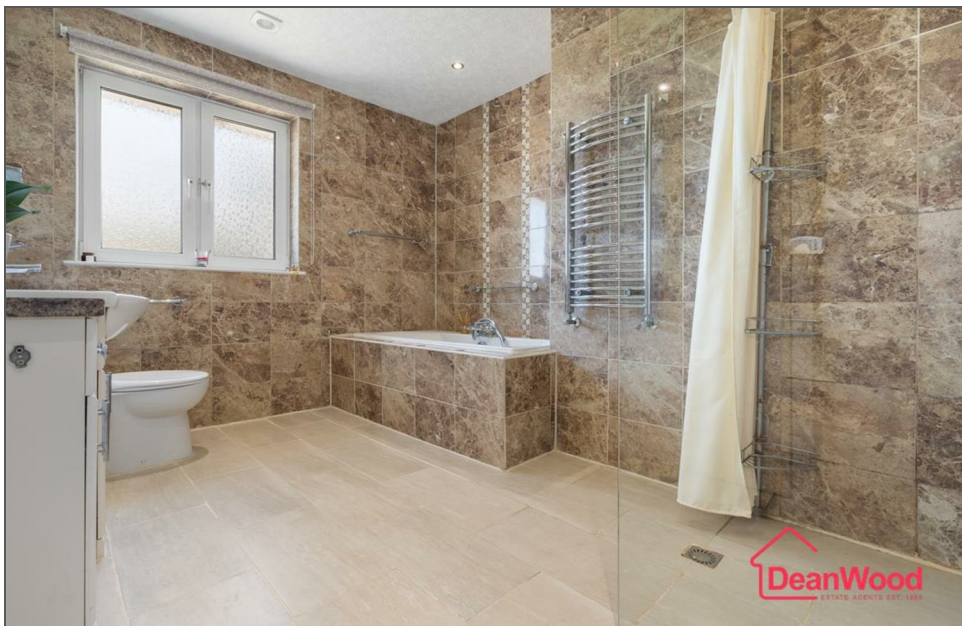
Externally, the property sits on a generous plot with mature wraparound gardens, pruned hedges and pollarded trees. There is also a decking area, ideal for outdoor seating and entertaining. Additional upgrades include a new boiler with remote thermostat, new Italian radiators throughout, window blinds in all rooms, lagged water pipes, external lighting front and rear, new front boundary fencing, and a garage with new rear door, window, tap and remote control unit.







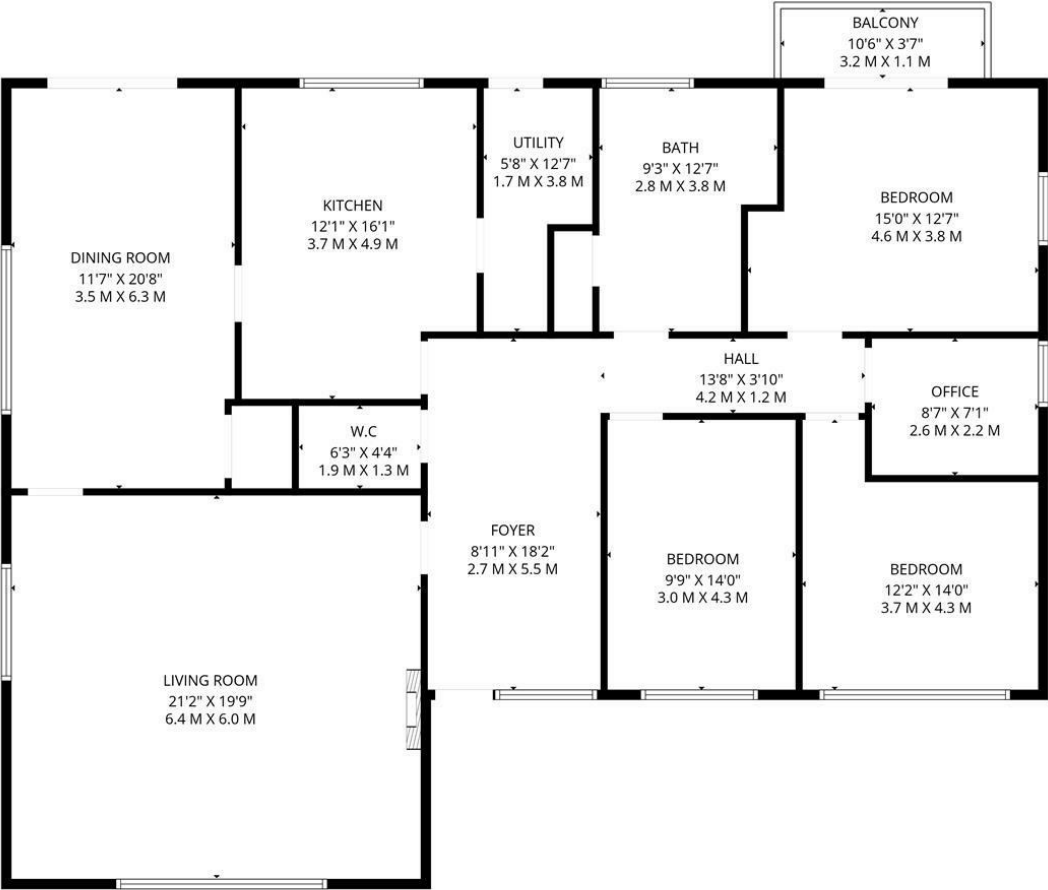






6 Rosedene Close, Birch Hill, Onchan, Isle of Man, IM3 3HU





TOTAL: 1799 sq. ft, 167 m2
1st floor: 1799 sq. ft, 167 m2
EXCLUDED AREAS: UTILITY: 58 sq. ft, 5 m2, BALCONY: 38 sq. ft, 4 m2, WALLS: 95 sq. ft, 10 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



DOUGLAS
37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF
T 01624 620606
F 01624 677363
E info@deanwood.co.im

CASTLETOWN
COMPTON HOUSE
9 CASTLE STREET CASTLETOWN
ISLE OF MAN IM9 1LF
T 01624 825995
F 01624 825996
E castletown@deanwood.co.im

RAMSEY
LEZAYRE HOUSE
87 PARLIAMENT STREET
RAMSEY ISLE OF MAN IM8 1AQ
T 01624 816111
F 01624 816588
E ramsey@deanwood.co.im

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

FOR MORE PROPERTIES VISIT OUR WEBSITE @ **deanwood.im**