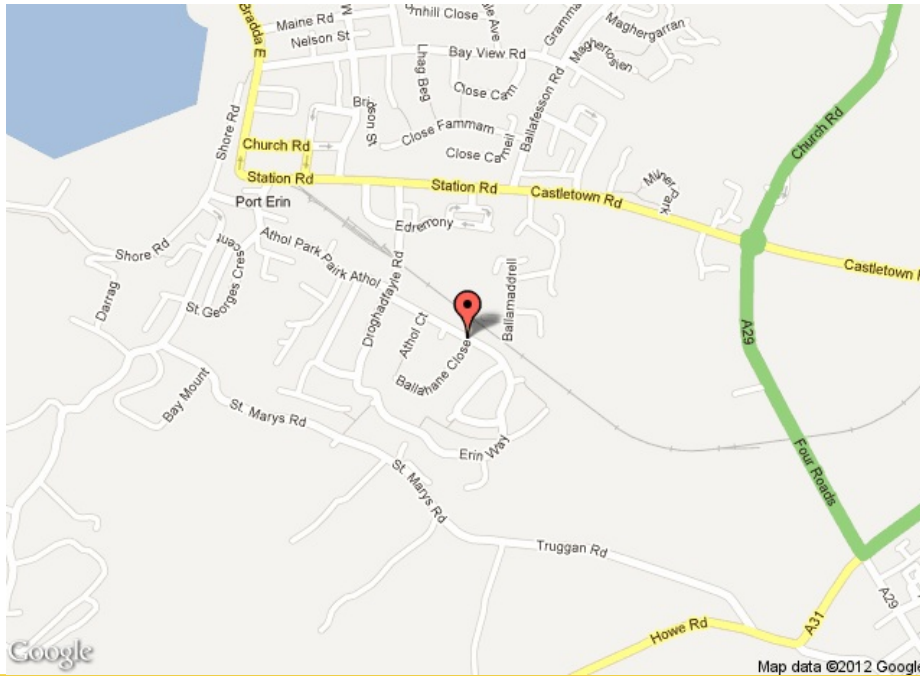
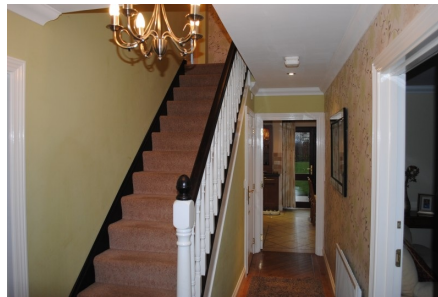


**MAP VIEW**



**GALLERY**





## PROPERTY INFORMATION

Asking Price: **£485,000** Status: **For Sale**

Area:	Port Erin, Isle of Man
Property Type:	House
Schools:	<a href="#">View nearby schools</a>
Bedrooms:	5
Bath/Shower Rooms:	3
Receptions:	3
Garage/Parking:	Garage
Garden:	Yes
Garden Size:	Generous
Tenure:	Freehold
Rates:	£1,148
Rateable Value:	£224
Property Reference:	PE

This spacious detached 5 bedromed family home is set in a convenient, popular location within easy walking distance of all village amenities and school. The immaculately presented light and airy accommodation is complimented by a good sized rear garden and pavoired area of hardstanding for parking.

**Inside:**

## CONTACT CHRYSALS PORT ERIN



 **+44(0) 1624 833903**

HALL Stairs up, Kardean flooring.  
CLOAKROOM w.c., wash hand basin, tiled splashback, Kardean flooring.  
BREAKFAST KITCHEN 11' 1 x 14' 10 (3.38m x 4.52m) Excellent range of Cherrywood wall and base units with worktops incorporating 1½ bowl stainless steel single drainer sink unit, glass fronted display cupboard, stainless steel double oven, stainless steel gas hob, integral fridge freezer, Kardean flooring, mid tiling, downlighters. French doors to garden, door to utility.  
UTILITY 1 9' 9 x 5' 6 (2.97m x 1.68m).  
UTILITY 2 8' 11 x 7' 3 (2.72m x 2.21m) Stainless steel single drainer sink unit, base cupboard, plumbed for a washing machine, mid tiling, Xpelair. Door to garden, door to integral garage.  
LOUNGE 13' 6 x 15' 7 (4.11m x 4.75m) Stone fireplace with electric fire inset. Double doors to dining room.  
DINING ROOM 8' 6 x 12' 5 (2.59m x 3.78m) Kardean flooring. Door to kitchen.  
FAMILY ROOM 15' 1 x 10' 9 (4.60m x 3.28m) Kardean flooring.

FIRST FLOOR: LANDING Loft access, built-in linen cupboard.  
BEDROOM 1 13' 0 x 14' 10 (3.96m x 4.52m)  
ENSUITE SHOWER ROOM Large tiled shower cubicle with glazed doors, w.c., twin wash hand basins in vanity unit, ladder style towel rail, tiled walls, Kardean flooring, Xpelair.  
BEDROOM 2 11' 4 x 11' 7 (3.45m x 3.53m)  
BEDROOM 3 13' 3 x 10' 3 (4.04m x 3.12m)  
BEDROOM 4 9' 6 x 10' 2 (2.90m x 3.10m)  
STUDY 8' 5 x 5' 4 (2.57m x 1.63m) Views.  
FAMILY BATHROOM Panelled bath with shower over, w.c., wash hand basin, tiled walls, Kardean flooring, tiled walls, downlighters, Xpelair.  
BEDROOM 5 13' 5 x 8' 6 (4.09m x 2.59m)  
EN-SUITE SHOWER ROOM Large curved shower cubicle with curved glazed door, w.c., wash hand basin, tiled walls, downlighters, Xpelair.

### Outside:

INTEGRAL SINGLE GARAGE 17' 6 x 10' 0 (5.33m x 3.05m) Up and over door, Saunier Duval gas central heating boiler.  
Good sized rear garden mainly laid to lawn with flagged patio area.  
Open plan lawned front garden with flower beds, good sized paved area of hardstanding for parking.

### Structure and Condition:

Modern timber framed construction with rendered and decorative stone elevations under a tiled roof. uPVC double glazing and gas central heating.

### Directions:

Travelling out of Port Erin along Station Road turn first right at the Chapel into Droghadfadyle Road and proceed over the level crossing. Turn left into Erin Way, proceed ahead into the new development and no. 25 can be found on the left hand side.

### Services:

Mains water, drainage and electricity

### Possession Details:

Freehold. Vacant possession on completion

### Additional Details:

Viewing is strictly by appointment through CRYSTALS

Please inform us if you are unable to keep appointments.

