



## 33 REAYRT NY CRINK CROSBY, IM4 2EA

£2,000 PCM

Available late June, an unfurnished modern family property with sunny south facing rear garden. The property includes four Bedrooms, of which the Master benefits from En Suite facilities. Spacious Lounge, Open Plan Kitchen Diner, Utility, Family Bathroom and ground floor WC. Single Garage, off-road parking for two vehicles and front and rear gardens.



T: 01624 820600  
E: [hello@plumproperties.im](mailto:hello@plumproperties.im)  
W: [www.plumproperties.im](http://www.plumproperties.im)

• Available Late June • Modern Detached Property • Unfurnished • 4 Bedrooms • En Suite Master • Modern Family Bathroom • Large Open Plan Dining Kitchen • Light & Bright Lounge • Utility Room • Garage, Front & Rear Gardens & Off Road Parking



### Overview

Lovely modern detached family property available to let unfurnished on a long term basis.

The property is situated in the popular Reayrt Ny Chrink development in Crosby, and within an easy ten minute drive of central Douglas and only three miles to Nobles Hospital. The location also benefits from a recently constructed Co-Op supermarket and neighbouring Costa coffee shop across the road, as well as a very short stagger to the Crosby pub.

Upon accessing the property there is a ground floor WC, short Hallway and access to a light and bright Lounge. Double doors open out to a Dining Kitchen with two sets of separate external doors leading to the rear garden. The Kitchen is well equipped with a full Siemens appliance pack including gas hob and dishwasher.

A separate Utility Room provides further external access and has space for a washing machine and dryer and access to the integral Garage.

There are four good sized Bedrooms on the upper floor and the Family Bathroom. The Master Bedroom benefits from generous En Suite facilities with a walk-in shower and built-in storage.

To the front of the property is an easily maintained

garden and driveway providing off-road parking for two vehicles. To the rear is a private and secure South facing space with storage shed.

### Additional Information

- Gas Fired Central Heating
- uPVC Double Glazed
- Convenient Location Popular with Families
- Siemens Appliance Pack, including integrated Fridge Freezer, Dishwasher, Electric Oven and Gas Hob
- Plumbing for Washing Machine and space for Tumble Dryer
- Marown Primary School 0.8 miles
- Ballakermeen High School 4.4 miles

### Directions

From the quarterbridge roundabout travel in a westerly direction towards Peel for 3.5 miles and take a right turning at the Crosby pub entering Reayrt ny Chrink. At the fork turn right, and No 33 can be found on the right hand side.



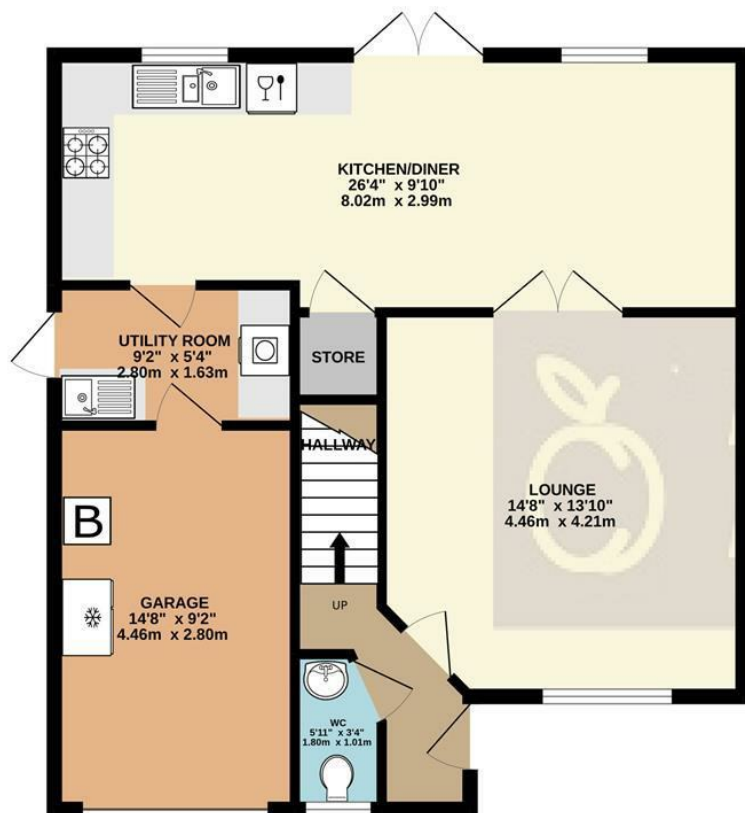




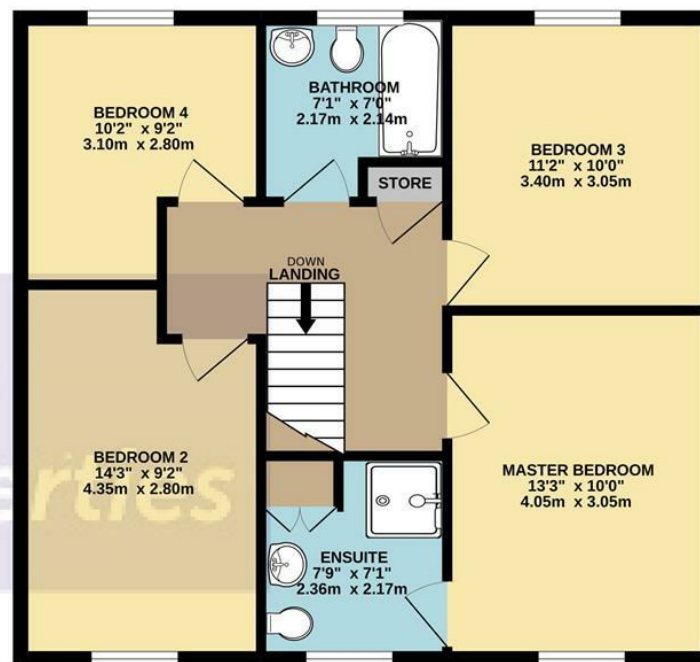




GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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.

Made with Metropix ©2022



Head Office Lettings  
1 Athol Street  
Douglas  
Isle Of Man  
IM1 1LD

T: 01624 820600  
E: [hello@plumproperties.im](mailto:hello@plumproperties.im)  
W: [www.plumproperties.im](http://www.plumproperties.im)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements