

AT LAST THE LEVEL

COLBY, IM9 4AG

£344,000
FREEHOLD

Beautifully Located, Semi Detached Family Home, Close To Local Shops, Schools & Amenities, With Panoramic Views.

 **Plum
Properties**

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• Entrance Hall • Lounge With Open
Fireplace • Modern Kitchen With Utility Area &
Downstairs WC • Separate Dining
Room • Conservatory With Patio Doors Leading To
Sunny Rear Garden • 3 Bedrooms & Large 4 Attic
Bedroom With Eaves Storage • Modern 4 Piece
Family Bathroom • Oil Central Heating • uPVC
Double Glazing • Separate Garage/Off Road Parking
For 3 Vehicles



Overview

Located in the charming area of The Level, Colby, this delightful property offers a wonderful opportunity for those seeking a comfortable family home. With two spacious reception rooms, there is ample space for both relaxation and entertaining guests. The three well-proportioned bedrooms provide a perfect retreat for family members or guests alike, ensuring everyone has their own personal space.

The property features a conveniently located bathroom, catering to the needs of a busy household. While the specific property type is not detailed, the layout and design promise a versatile living environment that can be tailored to suit your lifestyle.

Additional Information

Rateable Value: For latest Rateable value please contact the Rates Office on 685661

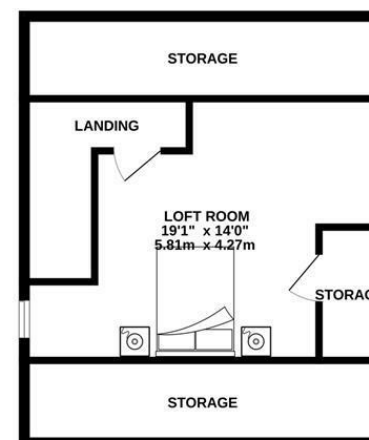
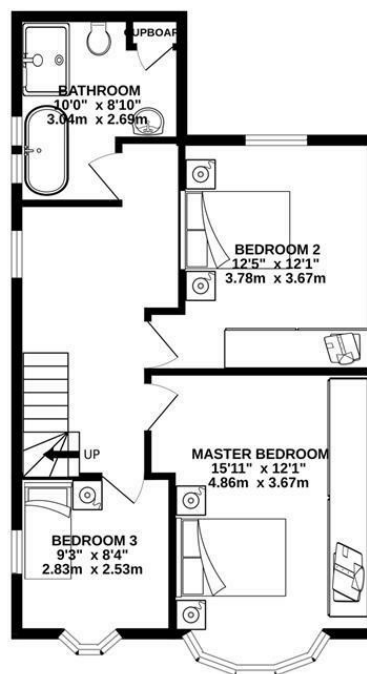
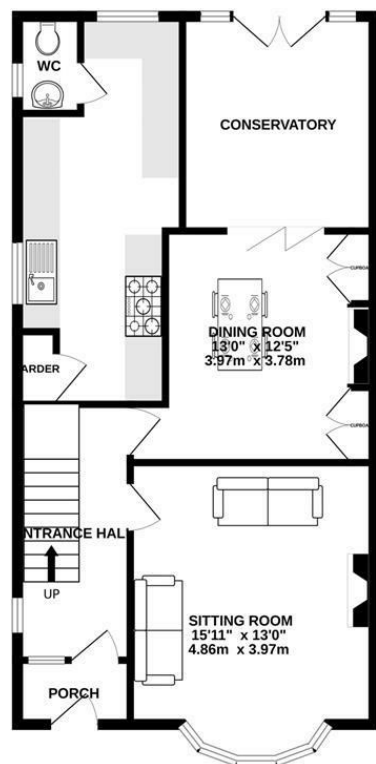
Inclusions : TBC

School District: Arbory School, Ballabeg,
CastleRushen High School, Castletown

Directions

Travelling out of Port Erin along Ballafesson Road, follow the road round onto Ballachurry Road. Travel across the roundabout onto Ballagawne Road & the property can be found on the left hand side after The Level.





SEMI DETACHED

TOTAL FLOOR AREA : 1865 sq.ft. (173.2 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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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