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2 Carrick Mews, Port St Mary, IM9 5AN  
**Asking Price £299,000**



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Set on a small development in the heart of Port St Mary, this modern terraced house enjoys lovely sea and harbour views, and is within walking distance of all amenities. The accommodation comprises generous lounge, dining kitchen, 3 bedrooms and bathroom. Outside is a private decked rear garden, a front paved patio and parking space to the side. Viewings highly recommended to appreciate this lovely home!





## LOCATION

Travelling into Port St. Mary continue along Bay View Road pass St Mary's Church to where Carrick Mews is located on the right hand side of the road opposite Carrick Court. Number 2 is located 2nd from the end of the terrace on the left hand side.

## **ENTRANCE HALL**

Large understairs cupboard (potential for cloakroom). Staircase leading to first floor.

## **LOUNGE**

14' 0" x 12' 4" (4.26m x 3.76m)

Generous sized bright room, with picture window enjoying lovely sea and harbour views. Wood laminate flooring. Double doors to:

## **DINING KITCHEN**

15' 10" x 10' 4" (4.82m x 3.15m)

Excellent range of white gloss wall and base units with contrasting worktops, incorporating stainless steel sink unit, electric cooker, stainless steel cooker hood, breakfast bar, integrated dishwasher, space for fridge/freezer, plumbed for washing machine, tiled splashback, space for dryer, Valliant gas central heating boiler. French doors leading to rear garden.

## **FIRST FLOOR**

## **LANDING**

Airing cupboard. Loft access (part boarded with slingsby ladder).

## **BEDROOM 1**

14' 0" x 11' 3" (4.26m x 3.43m)

(Front aspect) Enjoying sea views towards Port St Mary harbour.

## **BEDROOM 2**

10' 6" x 10' 9" (3.20m x 3.27m)

(Rear aspect)

## **BEDROOM 3**

10' 0" x 7' 6" (3.05m x 2.28m)

(Front aspect) Pleasant sea views. Built-in cupboard.

## **BATHROOM**

Modern white suite comprising panelled bath with shower over, w.c., wash hand basin, mirrored cabinet, partially tiled walls.

## **OUTSIDE**

To the rear is a private low maintenance decked garden, plastic shed and access gate to the rear lane. To the front is an open plan paved patio area. One parking space to the side.

## **SERVICES**

Mains water, drainage and electricity. Gas central heating (Boiler installed approx 2016) Partly uPVC double glazing. To include light fittings and carpets. Fibre ready.

## **POSSESSION**

Freehold. Vacant possession on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove

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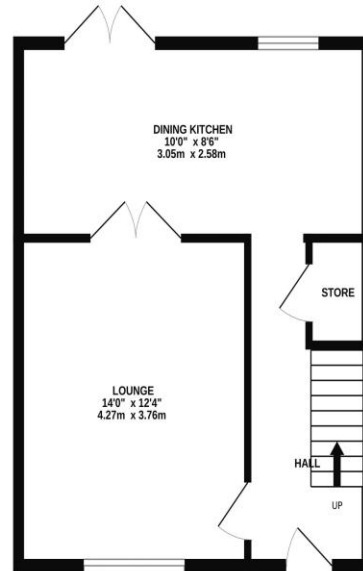




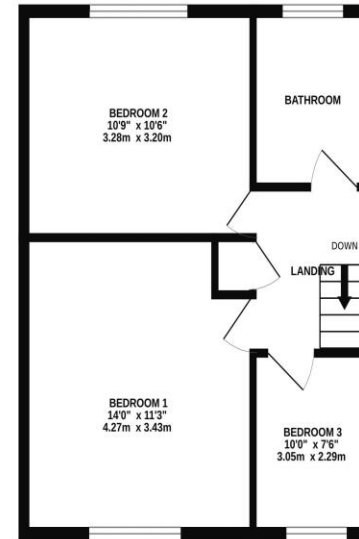




GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 862 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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