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113 Magher Breebyn, Ponyfields, Port Erin, IM9 6DE

Asking Price £249,950

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A modern mid terraced house situated on a popular development, just a short walk to the beach, shops and amenities. Accommodation comprises lounge, newly fitted contemporary style kitchen/dining area, 2 double bedrooms and new bathroom. Outside is a pretty rear garden with a general parking area to the front. The property is being offered for sale with no onward chain.





LOCATION

Travelling out of Port Erin on Station Road, take the first left onto Ballafesson Road, continue along and take the last turn on the right into Ponyfields development. Travel straight ahead and take the first right into Magher Breekyn. Bear right and number 113 can be found a short way along on the right hand side.

HALLWAY

Staircase leading to first floor.

LOUNGE

12' 1" x 9' 1" (3.68m x 2.77m)

Good sized room with large understairs store cupboard. Opening to:

KITCHEN/DINING AREA

15' 8" x 8' 6" (4.77m x 2.59m)

Newly fitted kitchen comprising wall and base units with contrasting worktops, built-in electric oven, hob and cooker hood, stainless steel sink unit, washing machine, dryer and fridge/freezer. Gas central heating boiler. French doors to rear garden.

FIRST FLOOR

LANDING

Access via slingsby ladder to fully boarded and fully insulated loft.

BEDROOM 1

12' 2" x 9' 1" (3.71m x 2.77m)

Built-in double wardrobe. Airing cupboard. Front aspect.

BEDROOM 2

9' 0" x 10' 8" (2.74m x 3.25m)

Pleasant views to distant hills. Rear aspect.

BATHROOM

Newly fitted suite comprising panelled bath and shower over with fitted glazed screen, chrome ladder style heated towel rail, Xpelair, PVC wall and ceiling boards.

OUTSIDE

Pretty rear garden with paved patio, lawn, flower beds and borders. Rear access gate. Open plan front lawned garden. General parking area. Outdoor lighting.

SERVICES

Mains water, drainage and electricity. New gas central heating boiler and 'Smart' thermostat. PVC double glazing. Outside lights to the front and rear of the property.

POSSESSION

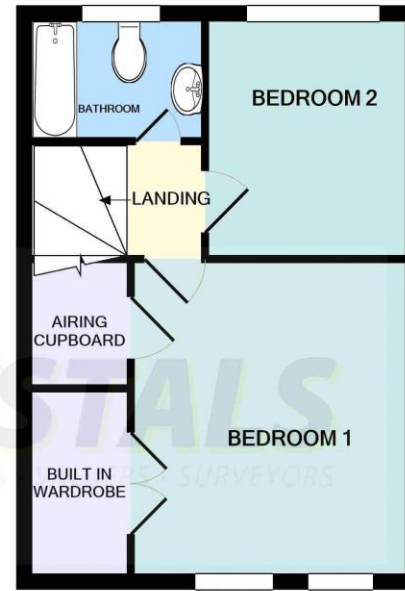
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GROUND FLOOR



1ST FLOOR

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