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Millcroft, Glen Road, Colby, IM9 4NY  
**Asking Price £279,000**



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Requiring complete renovation throughout, this semi-detached Manx stone cottage has been converted from the 2 original cottages and situated on the sought after Glen Road. Accommodation comprises 3 reception rooms plus kitchen on the ground floor, whilst upstairs are 3 bedrooms, en-suite shower, bathroom with separate w.c. Great potential to create excellent family home. Outside there is a good sized front garden. Suitable for cash buyers only.





## LOCATION

Travelling out of Port Erin turn left at the Four Roads roundabout. Turn right at the next roundabout and proceed along the Main Colby Road. Turn left into Glen Road (by the Colby Village clock) and continue ahead. Millcroft is situated a few hundred yards along on the left hand side, just past Croit Ny Glionney development.

## **PORCH**

Mosaic tiled floor.

## **HALL**

Staircase to first floor.

## **FAMILY ROOM**

10' 1" x 13' 7" (3.07m x 4.14m)

## **KITCHEN**

22' 0" x 5' 7" (6.70m x 1.70m) max

Wall and base units. Door to rear.

## **DINING ROOM**

8' 8" x 13' 7" (2.64m x 4.14m)

Serving hatch to kitchen.

## **LOUNGE**

17' 10" x 14' 3" (5.43m x 4.34m)

Fireplace. Beamed ceiling. Door to outside.

## **FIRST FLOOR**

## **LANDING**

## **BEDROOM 1**

10' 8" x 14' 2" (3.25m x 4.31m)

Stairs to large boarded attic. Beamed ceiling.

## **EN-SUITE SHOWER ROOM**

Shower cubicle, wash hand basin, w.c.

## **BEDROOM 2**

10' 6" x 14' 3" (3.20m x 4.34m)

Beamed ceiling. Doorway to:

## **BEDROOM 3**

14' 4" x 13' 11" (4.37m x 4.24m)

Wash hand basin.

## **BATHROOM**

Good sized room with bath, wash hand basin.

Airing cupboard.

## **SEPARATE W.C.**

W.C.

## **OUTSIDE**

Good sized secluded south facing front garden mainly laid to lawn with mature trees and shrubs. Shared access at rear.

## **SERVICES**

Mains water, drainage and electricity.

## **POSSESSION**

Freehold. Vacant possession on completion of purchase. Suitable for cash buyers. NO ONWARD CHAIN. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to

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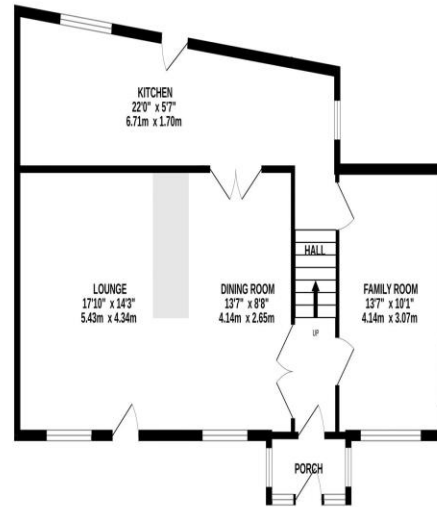




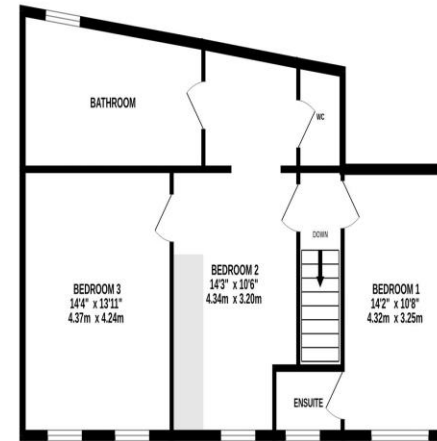




GROUND FLOOR



1ST FLOOR



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