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13 Grammah Avenue, Port Erin, IM9 6NP
Asking Price £349,000

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Spacious detached chalet style bungalow with lovely rear garden, and situated conveniently for shops, amenities and beach. Accommodation comprises lounge/dining, conservatory, dining kitchen, 3 double bedrooms and shower room. Outside is garage and driveway to front. The property would benefit from some modernisation. No onward chain.





LOCATION

Travelling out of Port Erin along Station Road, turn left into Ballafesson Road and take the second left turn into Bay View Road. Take the first right into Grammah Avenue, proceed ahead, number 13 can be found on the right hand side.

FRONT ENTRANCE PORCH

Tiled floor. Glazed door to:

HALLWAY

Light and airy welcoming hallway. Staircase leading to first floor.

BEDROOM 1

11' 2" x 11' 8" (3.40m x 3.56m)

Nice sized double bedroom. Good range of fitted bedroom furniture. Front aspect.

SHOWER ROOM

Modern suite comprising shower cubicle, wash hand basin in unit, w.c., tiled walls, downlighters, Xpelair.

LOUNGE/DINING

22' 4" x 11' 1" (6.80m x 3.39m)

Generous sized room with large front picture window. Glass double doors to:

CONSERVATORY

10' 10" x 9' 11" (3.30m x 3.02m)

Lovely light room with doors leading to outside terrace and garden.

DINING KITCHEN

11' 5" x 11' 9" (3.47m x 3.58m)

Well fitted with cream fronted wall and base units and contrasting worktops incorporating 1 1/2 bowl stainless steel sink unit, electric cooker, washing machine, dishwasher.

Pleasant views overlooking rear garden. Door to outside.

FIRST FLOOR

LANDING

Built-in cupboards.

BEDROOM 2

11' 2" x 13' 7" (3.40m x 4.13m)

Good sized double bedroom. Loft access. Undereaves storage. Lovely views towards the distant hills.

BEDROOM 3

11' 2" x 11' 8" (3.40m x 3.56m)

Double bedroom with undereaves storage. Views towards distant hills.

OUTSIDE

Generous plot with fabulous private lawned rear garden. Terrace and paved patio areas. Shed with light and power. Greenhouse. Pretty front low maintenance garden. Driveway.

GARAGE

8' 9" x 17' 4" (2.66m x 5.28m)

Up and over door. Worcester oil central heating boiler.

SERVICES

Mains water, drainage and electricity. Oil central heating. UPVC double glazing (mostly

newly fitted). UPVC soffits and fascias. ** New oil central heating boiler installed January 2023.

POSSESSION

Vacant possession on completion of purchase. 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 ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.





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