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2 Milner Close, Port Erin, IM9 6BG  
**Asking Price £459,000**



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An immaculately presented detached house, situated within walking distance to local shops, beach and amenities, offering superb contemporary living. Accommodation comprises stunning open plan breakfast kitchen and sun room, lounge, dining room/bedroom 4, cloakroom, 3 double bedrooms, en-suite wet room and main shower room. Outside is a low maintenance rear garden with generous patio, raised decked area, driveway and detached garage. Early viewing recommended. Offered with no onward chain.





## LOCATION

Travelling out of Port Erin on Station Road, take the third turning on the left into Milner Close where number 2 can be found directly on the right hand side.

## **FRONT PORCH**

Half glazed door leading to entrance hallway.  
Store cupboard.

## **ENTRANCE HALLWAY**

Staircase leading to first floor. Understairs store cupboard.

## **CLOAKROOM**

Modern white suite comprising wash hand basin in unit, chrome ladder style radiator, low level w.c. with hidden cistern. Half tiled walls. Tiled floor.

## **LOUNGE**

15' 5" x 10' 2" (4.687m x 3.092m)

Log burning stove, attractive wood flooring, large floor to ceiling picture window. Front aspect.

## **BREAKFAST KITCHEN**

8' 11" x 16' 0" (2.709m x 4.888m)

Beautifully fitted kitchen featuring an excellent range of contemporary beach coloured and contrasting black gloss wall and base units with stunning wood effect worktop incorporating black composite sink unit, matching mixer tap, large range cooker with 6 ring gas hob, matching cooker hood, feature mosaic look tiled splashback. Integrated appliances include tumble drier, fridge, freezer, dishwasher and microwave. Inset downlighters. Mid tiling to walls. Attractive ceramic tiled floor. Opening to:

## **SUN ROOM**

12' 11" x 13' 3" (3.941m x 4.030m)

Wonderful light and airy space with bi-fold doors leading to the garden. Ceramic tiled floor. Patio doors to outside.

## **DINING ROOM/BEDROOM 4**

10' 10" x 8' 9" (3.297m x 2.665m)

Wood flooring. (Currently used as 4th bedroom)

## **FIRST FLOOR**

### **LANDING**

Large airing cupboard. Loft access via ladder.

### **BEDROOM 3**

10' 6" x 9' 1" (3.196m x 2.777m)

Featuring modern range of high gloss fitted wardrobes. Front aspect.

### **BEDROOM 2**

9' 11" x 11' 0" (3.028m x 3.349m)

Excellent wall of built-in wardrobes with sliding doors, tv point, hanging space, shelving and fitted drawers. Front aspect.

### **SHOWER ROOM**

Superbly, newly fitted contemporary style suite comprising large walk-in shower, w.c., wash hand basin in fitted unit, fully tiled walls and floor, Xpelair.

## **BEDROOM 1**

11' 7" x 11' 2" (3.521m x 3.416m)

Excellent range of built-in mirror fronted wardrobes. Pleasant views over the rear garden. Door to:

## **EN-SUITE WET ROOM**

Modern walk-in wet room with rainfall showerhead, fully tiled walls, wash hand basin, low level w.c. with hidden cistern, mirror fronted cabinets.

## **OUTSIDE**

Immaculately presented fenced rear garden designed with low maintenance in mind. Large paved areas with pretty flower bed, artificial grass infill and raised, composite decked area to sit and enjoy the long hours of sunshine. Side access gate. Open plan lawned garden to the front with paved area. Generous block paved driveway to front and side.

## **DETACHED GARAGE**

Up and over door. Light and power. Access door.

## **SERVICES**

Mains water, drainage and electricity. Gas central heating. uPVC double glazing.

## **POSSESSION**

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