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10 Kissack Road, Castletown, IM9 1NP  
**Asking Price £429,950**



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Superbly presented detached chalet style bungalow, conveniently situated for shops, restaurants, public houses and schools, with the bus stop a minute's walk away. The bright and airy accommodation comprises excellent modern dining kitchen, integral garage, lounge, 2 bedrooms and bathroom on the ground floor. Upstairs are 2 further double bedrooms enjoying lovely views. Outside is a south-west facing rear lawned garden and driveway to front. Viewings highly recommended to appreciate this lovely home!



## LOCATION

Travelling out of Port Erin, take Shore Road towards Castletown. On the approach into Castletown, take the right turn into Arbory Road and continue along past Castle Rushen High School bear right onto Farrants Way. Take the second right into Kissack Road and number 10 is on the right hand side.

## ENTRANCE HALLWAY

Light and airy welcoming hallway. Staircase to first floor. Built-in cloaks cupboard.

## LOUNGE

16' 4" x 10' 6" (4.97m x 3.21m)

Good sized room with large front picture window. Electric fire with wooden plinth over.

## DINING KITCHEN

17' 6" x 15' 0" (5.34m x 4.57m)

Excellent room with quality fitted Magnet cream Shaker wall and base units with contrasting worktops incorporating 2 AEG self-cleaning ovens, induction hob, AEG microwave, island unit with sink unit, integral fridge, integral dishwasher. Roof lantern. Downlighters. Door to integral garage. Bi-fold doors leading to rear garden. Built-in seating with storage under. Opening to lounge.

## INTEGRAL GARAGE

Up and over door. Light and power. Freestanding fridge/freezer. Gas central heating boiler.

## BEDROOM 3

10' 6" x 10' 3" (3.21m x 3.13m)

Front aspect. Built-in wardrobe.

## BEDROOM 4

8' 7" x 7' 5" (2.62m x 2.26m)

Rear aspect. Built-in wardrobe.

## BATHROOM

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

## REAR PORCH

Door to outside. Store cupboard.

## FIRST FLOOR

## LANDING

## BEDROOM 1

12' 2" x 11' 11" (3.70m x 3.64m)

Good sized double bedroom. Pleasant distant views towards the historic Castle Rushen. Undereaves storage.

## BEDROOM 2

10' 11" x 11' 11" (3.34m x 3.64m)

Double bedroom with glimpses of sea views. Undereaves storage.

## OUTSIDE

Private lawned and fenced south-west facing rear garden. Side access. Open plan front garden laid to lawn. Driveway.

## SERVICES

Mains water, drainage and electricity. Gas central heating. uPVC double glazing. 'Green Living Grant' in place for undereaves insulation.

## 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 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.

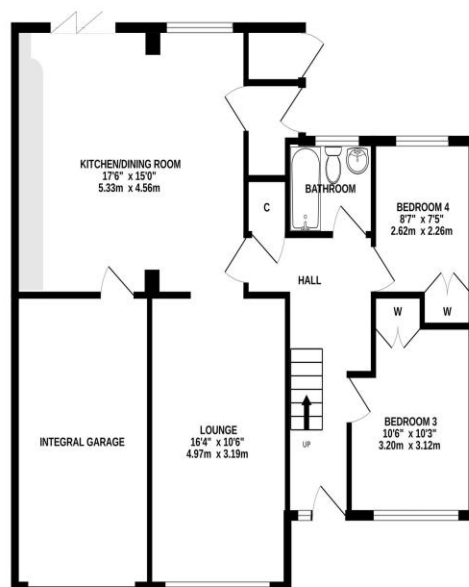




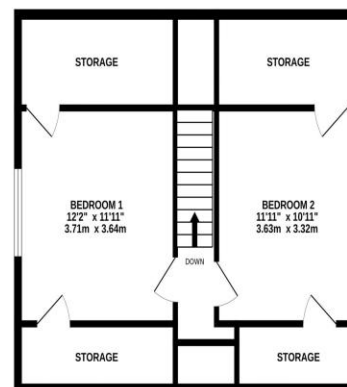




GROUND FLOOR



1ST FLOOR



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Since 1854



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