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7 Spaldrick Avenue, Port Erin, IM9 6PE
Asking Price £540,000

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Spacious detached house with fabulous views towards the Calf of Man and Bradda Head, and golf course to the rear. Situated in a convenient location for all of the shops and amenities that Port Erin has to offer. The accommodation comprises family room, 3-4 bedrooms, 3 bathrooms, integral garage, kitchen and large lounge/dining room with an outside front terrace to make the most of the spectacular location!



LOCATION

Travelling through Port Erin along Station Road, bear right onto The Promenade and proceed up the hill passing the Golf Course on the right hand side. Opposite the entrance to Bradda Glen, turn right and continue to the top of Spaldrick Avenue, where number 7 can be found on the right hand side.

PORCH

ENTRANCE HALLWAY

Large welcoming hallway with understairs storage cupboard. Tiled flooring. Staircase up to first floor. Door to:

INTEGRAL DOUBLE GARAGE

18' 4" x 14' 9" (5.6m x 4.5m)

Electric door. Access door. Oil fired central heating boiler.

INNER HALL

Storage space.

FAMILY ROOM/BEDROOM 4

13' 5" x 12' 6" (4.1m x 3.8m)

Sliding doors to front garden. Lovely views to the sea and the Calf of Man.

SHOWER ROOM

Fitted with a corner shower, wash hand basin in unit and w.c., chrome towel rail.

BEDROOM 2

11' 10" x 10' 6" (3.6m x 3.2m)

Rear aspect, built-in wardrobes.

BEDROOM 1

15' 1" x 12' 2" (4.6m x 3.7m)

Rear aspect, built-in wardrobes.

EN-SUITE BATHROOM

Suite comprising bath with shower over, hand wash basin in unit with twin sinks, mirror, w.c., bidet. Tiled floor and splash back. Xpelair.

UTILITY ROOM

White wall and base units with contrasting worktops, Belfast sink, plumbing for washing machine. Tiled floor. Door to outside.

FIRST FLOOR

LANDING

Loft access, ladder, part boarded.

KITCHEN

Modern white gloss and wood effect wall and base units with corner carousel units, incorporating white sink unit, 4 ring Neff ceramic hob, double oven with warming drawer, integrated fridge/freezer, dishwasher, stainless steel cooker hood, down lighters. Views to the hills and sea towards the Calf of Man.

BEDROOM 3

15' 1" x 12' 6" (4.6m x 3.8m)

Rear aspect with lovely views over golf course.

SHOWER ROOM

Corner shower, hand wash basin, w.c., Xpelair.

LOUNGE/DINING

29' 6" x 16' 1" (9m x 4.9m)

Impressive large bright and airy room with fantastic views of the sea to the front and over the golf course at the rear. Multi-fuel stove with wooden fire surround, built in cupboards. Door to:

OUTSIDE FRONT TERRACE

23' 4" x 7' 7" (7.1m x 2.3m)

Large sunny terrace with tiled floor, perfect to take in the panoramic views to the Calf of Man and Bradda Head.

OUTSIDE

Rear garden with raised beds, block paved patio. Plastic shed to the side, electricity point. Telephone box in rear garden. Driveway.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. uPVC double glazing. Built in 1983. Outside painted 2 years ago.

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.

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