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17 Fairway Close, Port Erin, IM9 6LS
Asking Price £399,000

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A good sized detached true bungalow, just a short walk from Port Erin amenities and beach, with pleasant views towards distant hills to the front. The light and airy accommodation comprises spacious lounge/dining room, breakfast kitchen, 3 bedrooms, en-suite shower room and bathroom. Outside is a private rear lawned garden with patio area and sun room/utility. The property benefits from a detached double garage and generous driveway. No onward chain.



LOCATION

Travelling along Station Road bear right onto The Promenade and proceed up the hill. Turn right at Rowany Golf Course into Rowany Drive and follow the road into Fairway Drive. Proceed ahead, bear right and turn left at the top. Number 17 is along on the right hand side.

ENTRANCE PORCH

Glazed door to hallway. Tiled floor.

HALLWAY

2 x built-in store cupboards. Loft access.

LOUNGE/DINING

24' 9" x 18' 9" (7.54m x 5.71m)

Large spacious room enjoying pleasant outlook to the front towards distant hills. Feature fireplace with electric fire inset.

BREAKFAST KITCHEN

13' 4" x 11' 3" (4.06m x 3.43m)

Well fitted kitchen comprising wall and base units with contrasting worktops comprising double oven, gas hob, white 1 1/2 bowl ceramic sink unit, space for fridge/freezer. Vaillant gas central heating boiler. Fully tiled walls. Door to rear garden.

BATHROOM

Suite comprising large corner bath with shower attachment, w.c., bidet, wash hand basin. Fully tiled walls and floor. Airing cupboard.

BEDROOM 2

10' 2" x 9' 7" (3.10m x 2.93m)

Front aspect. Good range of fitted furniture.

BEDROOM 1

11' 1" x 10' 2" (3.37m x 3.10m)

Front facing with views towards distant hills. Good range of fitted furniture.

EN-SUITE SHOWER ROOM

Shower cubicle, w.c., wash hand basin. Fully tiled walls and floor.

BEDROOM 3

11' 0" x 8' 9" (3.36m x 2.67m)

Rear aspect overlooking garden.

OUTSIDE

Pretty enclosed rear garden, mainly laid to lawn with mature shrubs and hedging. Paved patio area. Open plan front lawn and driveway.

DETACHED DOUBLE GARAGE

19' 11" x 19' 6" (6.06m x 5.94m)

Light and power. Electric up and over door. Access door.

SUN ROOM/UTILITY

16' 10" x 8' 7" (5.12m x 2.62m)

Fitted base units with worktops incorporating stainless steel sink unit, plumbing for washing machine, space for dryer. Tiled floor.

SERVICES

Mains water, drainage and electricity. Gas central heating (boiler approximately 2 years old). Hardwood double glazing.

POSSESSION

Freehold. Vacant possession on completion. 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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