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39 Erin Way, Port Erin, IM9 6EF  
**Asking Price £415,000**



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Superbly presented modern house, with wonderful rural views and located just a short walk to beach and amenities. Situated on an extra large double plot, the accommodation comprises lounge, well fitted kitchen/dining room and stunning sun room with access to the rear garden. Upstairs are 3 bedrooms enjoying excellent outlook to both front and rear, and a quality fitted bathroom. Outside is a large private south facing lawned rear garden with generous decked area overlooking open fields!



## LOCATION

Travelling out of Port Erin along Station Road, turn right into Droghadfaile Road and proceed over the railway lines. Turn first left into Erin Way and travel straight ahead into the newer development. Travel ahead and number 39 is towards the top on the left hand side.

## ENTRANCE HALLWAY

Wooden flooring. Telephone point. Staircase leading to first floor.

## LOUNGE

12' 1" x 14' 9" (3.68m x 4.50m)

Light and airy room with front open aspect. Quality fitted grey 'day/night' window blinds. Large walk-in store cupboard. Newly fitted double doors to:

## DINING KITCHEN

15' 7" x 11' 5" (4.75m x 3.48m)

Good range of well fitted contemporary grey gloss fronted wall and base units with contrasting white worktops incorporating 1 1/2 bowl black composite sink unit, Smeg ceramic hob, stainless steel cooker hood, electric oven, integral fridge/freezer, breakfast bar, plumbing for washing machine Cupboard housing Vaillant gas central heating boiler (approx 2 years old). Opening to:

## SUN ROOM

15' 3" x 13' 7" (4.65m x 4.15m)

Stunning room with high vaulted ceiling and contemporary style roof lantern. Bi-fold doors to private rear south facing garden/decked area. Wooden flooring. Downlighters. Fitted window blinds.

## FIRST FLOOR

## LANDING

Good sized built-in airing cupboard (shelved and radiator). Loft access via fitted pull-down wooden ladder (boarded).

## BEDROOM 1

8' 7" x 11' 11" (2.61m x 3.62m)

Lovely open views to the front towards Fleshwick. Wall of built-in wardrobes (fitted shelving & hanging space). TV point. Quality fitted grey 'day/night' fitted window blinds.

## BEDROOM 2

8' 3" x 11' 10" (2.52m x 3.61m)

Super rural views overlooking open fields to the rear. Freestanding double wardrobe. Quality fitted white 'day/night' window blinds.

## BEDROOM 3

6' 11" x 8' 10" (2.10m x 2.70m)

Excellent outlook across open fields. Quality fitted white 'day/night' window blinds.

## BATHROOM

Quality fitted bathroom suite comprising 'L' shaped bath with shower over, w.c., wash hand basin with fitted drawers under, fully tiled walls, Xpelair, mirror, downlighters, grey ladder style heated towel rail, built-in cupboard.

## OUTSIDE

Extra large double plot - generous driveway and open plan lawn to front. Private south facing lawned rear garden with raised decked area enjoying fabulous outlook across open fields. Composite decked area to front of bi-fold doors to sun room. Quality wooden shed with front double doors, light and power, and matching composite decked area to front. Paved areas to side. Outside tap and electric point. Side access gate.

## SERVICES

Mains water, drainage and electricity. Fibre installed. Gas central heating (Vaillant gas boiler approx 2 years old). uPVC double glazing. Newly fitted contemporary style internal doors throughout. \*\*\* As a large plot, there is potential to extend subject to planning.

## **POSSESSION**

Freehold. Vacant possession on completion.

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