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Fell View, Ballakillowey, Colby, IM9 4BD
Asking Price £329,000

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Picturesque semi-rural location with superb views across open countryside towards Bradda Head and Fleshwick. This chalet style detached bungalow comprises lounge, dining room, kitchen, bathroom, separate w.c., 2 bedrooms and en-suite shower room on the ground floor, whilst upstairs are 2 further double bedrooms. Outside to the rear is a small private lawned garden and to the front is lawned area and terrace. Requires modernisation.



LOCATION

Travelling out of Port Erin on Station Road, travel to the Four Roads roundabout and take the first left onto Church Road. Continue along to the mini roundabout, go straight across, and proceed up the hill where Fell View can be found on the right hand side.

PORCH

Tiled floor. Door to:

HALLWAY

Good sized welcoming hallway.

BEDROOM 2

15' 4" x 14' 5" (4.68m x 4.39m)

Large double bedroom with sliding patio doors to front terrace and garden, offering lovely views. Staircase leading to first floor.

LOUNGE

16' 1" x 14' 5" (4.90m x 4.39m)

Spacious room. Sliding patio doors to small terrace with pretty views. Stone fireplace with tiled hearth. Archway to:

DINING ROOM

16' 9" x 9' 5" (5.11m x 2.87m)

Sliding patio doors leading to rear garden.

KITCHEN

16' 8" x 6' 4" (5.09m x 1.94m)

Fitted with a range of beech effect wall and base units with contrasting worktops, comprising double oven, electric hob, cooker hood, breakfast bar, tiled floor and tiled splashbacks. Opening to:

REAR PORCH

Fitted worktop, washing machine, fridge, tiled floor. Door leading to rear garden.

BATHROOM

Suite comprising bath and wash hand basin. Half tiled walls.

SEPARATE W.C

W.C. Half tiled walls.

BEDROOM 1

14' 2" x 13' 11" (4.32m x 4.23m)

Rear aspect. Range of fitted wardrobes. Dressing area.

EN-SUITE SHOWER ROOM

Suite comprising w.c., wash hand basin, shower cubicle. Tiled walls. Cupboard.

FIRST FLOOR

Landing with large walk-in store.

LANDING

BEDROOM 3

14' 5" x 11' 4" (4.39m x 3.46m)

Front aspect with super views. Range of built-in wardrobes.

BEDROOM 4

11' 1" x 9' 7" (3.39m x 2.92m)

3 x under-eaves storage. Velux window.

OUTSIDE

Front garden with lawn and hedging. Front terrace enjoying superb outlook across open fields and towards Bradda Head. Driveway. Side access. Private rear lawned garden.

GARAGE

Up and over door. Firebird oil central heating boiler.

SERVICES

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

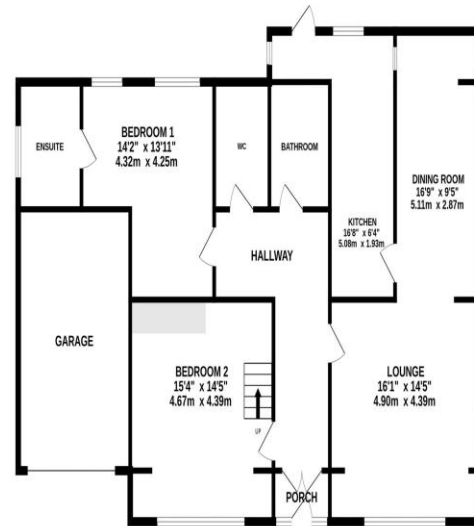
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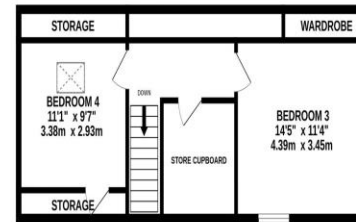




GROUND FLOOR



1ST FLOOR



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Since 1854



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