



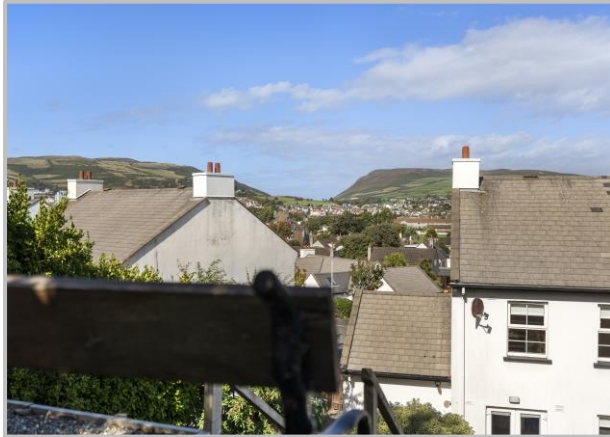
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9 Shirragh Way, Port Erin, IM9 6FB
Asking Price £345,000

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Modern semi-detached house situated in convenient location with short walk to beach, shops and amenities. Accommodation comprises lounge, dining kitchen, integral garage, 3 bedrooms and bathroom. Outside is a rear south facing terraced garden with paved patio area and driveway for 2 cars to the front. The property enjoys lovely views towards Fleshwick.



LOCATION

Travelling into Port Erin on Station Road, take the left turn at the Methodist Church into Droghadfayle Road. Continue over the railway lines along Droghadfayle Road until the road bears to the left and Shirragh Way can be located a short way along on the right hand side, number 9 can be clearly identified by our 'For Sale' board.

ENTRANCE HALLWAY

Staircase to first floor.

LOUNGE

17' 0" x 12' 10" (5.18m x 3.91m)

Spacious room opening up into front square bay. Good sized understairs cupboard.

DINING KITCHEN

16' 1" x 11' 8" (4.90m x 3.55m)

Well fitted quality kitchen. French doors to south facing rear garden. Door to integral garage.

INTEGRAL GARAGE

18' 4" x 10' 7" (5.58m x 3.22m)

Single garage with up and over door. Light and power. Plumbing for washing machine. Worcester gas central heating boiler (approx 2 years old).

FIRST FLOOR

LANDING

Built in shelved airing cupboard. Access to partly boarded loft.

BEDROOM 1

13' 11" x 9' 4" (4.24m x 2.84m)

Built-in wall of wardrobes. Lovely views towards Fleshwick.

BEDROOM 2

12' 11" x 9' 4" (3.93m x 2.84m)

Rear aspect. Views over rear garden.

BEDROOM 3/OFFICE

9' 3" x 6' 10" (2.82m x 2.08m)

Rear aspect.

BATHROOM

7' 3" x 6' 5" (2.21m x 1.95m)

White suite incorporating panelled bath with shower over and glazed screen, w.c., wash hand basin, Xpelair, half tiled walls and deep built in cupboard.

OUTSIDE

Open plan front garden laid to lawn with driveway. To the rear of the property is a south facing paved patio area with steps up to terraced garden. Outside tap. Side access gate.

SERVICES

Mains water, drainage and electricity. Gas central heating. PVC double glazing.

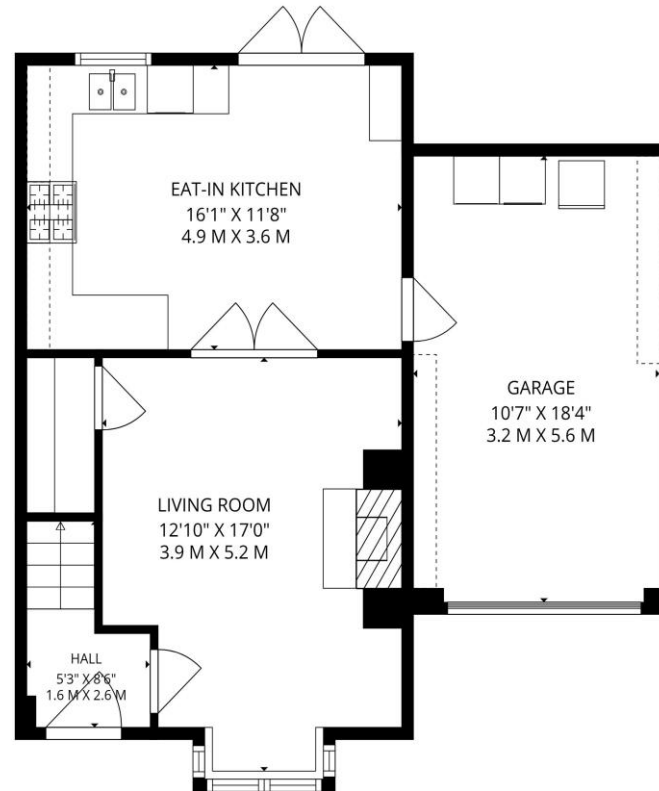
POSSESSION

Freehold. Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same

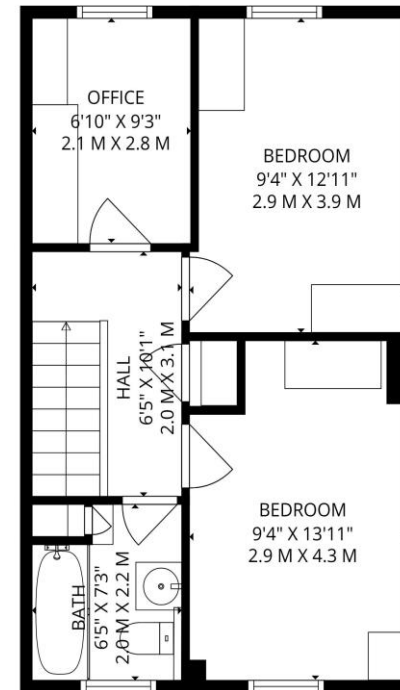
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1ST FLOOR



2ND FLOOR



Total: 890 sq. Ft, 83 m2
1st Floor: 450 sq. Ft, 42 M2, 2nd Floor: 440 sq. Ft, 41 m2
Excluded Areas: Garage: 195 sq. Ft, 18 M2, Walls: 92 sq. Ft, 8 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since 1854



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