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Strand Cottage, Strand Road, Port Erin, IM9 6HB
Asking Price £379,000

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Traditional semi-detached Manx cottage ideally positioned just a short walk from the beautiful beach at Port Erin and within easy walking distance of local shops and amenities. Accommodation comprises lounge, dining kitchen, utility, laundry room, 3 bedrooms and bathroom. The property offers excellent potential as an enjoyable holiday home, set in a lovely coastal location. No onward chain.



LOCATION

Travelling through Port Erin along Station Road, turn left into Strand Road and where Strand Cottage can be found on the right hand side.

ENTRANCE HALL

Stairs leading up to first floor.

LIVING ROOM

11' 3" x 13' 6" (3.43m x 4.11m)

Front aspect. Good sized room with feature fireplace.

DINING KITCHEN

10' 1" x 15' 11" (3.07m x 4.85m)

Contemporary kitchen, comprising white wall and base units with contrasting worktops, integrated oven, cooker hood, stainless steel sink unit. Downlighters, flag stone flooring. Door to:

UTILITY

White base units with contrasting worktop, stainless steel sink unit. Cupboard. Door to:

LAUNDRY

Plumbed for washing machine and dryer. Cupboard. Door to outside.

FIRST FLOOR

LANDING

BEDROOM 1

11' 3" x 14' 8" (3.43m x 4.47m)

Front aspect. Double bedroom, cupboard.

BEDROOM 2

10' 1" x 14' 8" (3.07m x 4.47m)

Front aspect. Double bedroom.

BEDROOM 3/DRESSING ROOM

10' 1" x 8' 11" (3.07m x 2.72m)

Fitted wardrobe.

BATHROOM

15' 1" x 8' 11" (4.59m x 2.72m)

Modern suite comprising panelled bath, enclosed shower, wash hand basin in unit, w.c. Cupboard. Tiled floor, downlighters. Velux.

OUTSIDE

Fenced front patio area.

SERVICES

Mains water, drainage and electricity. Gas central heating. uPVC. Double glazing.

POSSESSION

Freehold. Vacant possession on completion of purchase. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.







Total: 1128 sq. Ft, 104 m²
 1st Floor: 531 sq. Ft, 49 M², 2nd Floor: 597 sq. Ft, 55 m²
 Excluded Areas: Utility: 71 sq. Ft, 7 M², Bay Window: 46 sq. Ft, 5 M², Fireplace: 7 sq. Ft, 1 M²,
 Low Ceiling: 19 sq. Ft, 2 M², Walls: 95 sq. Ft, 9 m²

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

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