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Endfield, Castletown Road, Port Erin, IM9 6BD
Asking Price £410,000

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A beautiful, fully renovated 1930s home that combines period charm with modern family living just moments from sought after schools, the island's best beach and village convenience. Set behind a gated front garden, the property enjoys an attractive approach that is private and secure. The well laid out accommodation comprises a spacious lounge, open-plan dining kitchen, and a generous utility room. Upstairs offers four double bedrooms, including a master with en-suite, a modern family bathroom and an additional W.C. Outside is a private rear garden with store and rear access to a single garage. The property benefits from a lovely outlook towards distant hills from the front. Viewing is highly recommended to appreciate this exceptional home.



LOCATION

Travelling out of Port Erin along Station Road, proceed ahead into Castletown Road. Endfield can be found along on the left hand side - the last 1930's semi detached house before Milner Close.

FRONT PORCHWAY

Tiled floor. Original half glazed door to:

ENTRANCE HALLWAY

Light and airy elegant hallway with staircase leading to first floor. Understairs storage/sitting area. Side window. Wood laminate flooring.

LOUNGE

13' 5" x 15' 8" (4.10m x 4.78m)

Generous sized room with lovely curved front bay window. Feature fireplace.

DINING KITCHEN

14' 11" x 11' 0" (4.55m x 3.36m)

Superbly fitted kitchen with cream fronted base units and solid wooden worktops incorporating white ceramic sink unit, induction hob with stainless steel/glass cooker hood above, stainless steel splashback, electric oven, integral dishwasher, integral fridge/freezer. Wood laminate flooring. Downlighters. French doors to rear garden.

UTILTY ROOM

Matching base unit and store cupboards with solid wooden worktops incorporating stainless steel sink unit, new Worcester oil central heating boiler. Wood laminate flooring Door to rear garden.

FIRST FLOOR

HALF LANDING

Feature side window.

LANDING

Enclosed staircase leading to bedroom 1.

BATHROOM

Quality fitted white suite comprising bath with shower over, wash hand basin, w.c., fitted mirror, chrome heated towel rail. Downlighters. Tiled floor. Xpelair.

SEPARATE W.C.

W.C., wash hand basin, tiled splashbacks. Xpelair.

BEDROOM 2

15' 11" x 10' 9" (4.84m x 3.27m)

Beautiful bright double bedroom. Curved front bay window enjoying pleasant views towards distant hills.

BEDROOM 3

11' 9" x 10' 10" (3.59m x 3.29m)

A well proportioned double with pleasant rear views towards hills.

BEDROOM 4

8' 9" x 8' 11" (2.66m x 2.72m)

Picturesque front views to distant hills. Feature porthole window.

SECOND FLOOR

BEDROOM 1

13' 3" x 12' 5" (4.04m x 3.78m)

A secret retreat for mum and dad with this top floor master suite. Fully boarded under eaves storage. Recess area for wardrobing and lovely views towards distant hills and across the village. Sliding door to:

EN-SUITE BATHROOM

Quality white suite comprising bath with shower over, wash hand basin and w c, tiled flooring, fitted mirror. Xpelair.

OUTSIDE

Walled front garden. To the rear is a large, enclosed garden with seating area, Rear access lane leading to garage and excellent parking area. Garden store.

GARAGE

16' 7" x 10' 0" (5.05m x 3.05m)

Single garage with new up and over door.

SERVICES

Mains water, drainage and electricity, new gas central heating system The property has been completely renovated. Replastered, redecorated, bathrooms, kitchen and all new quality fixtures and fittings.

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.

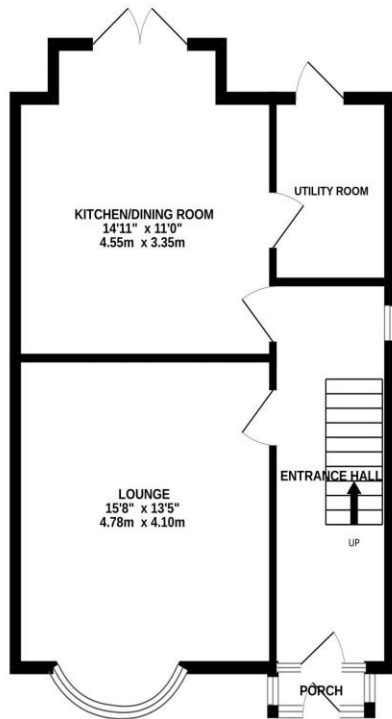




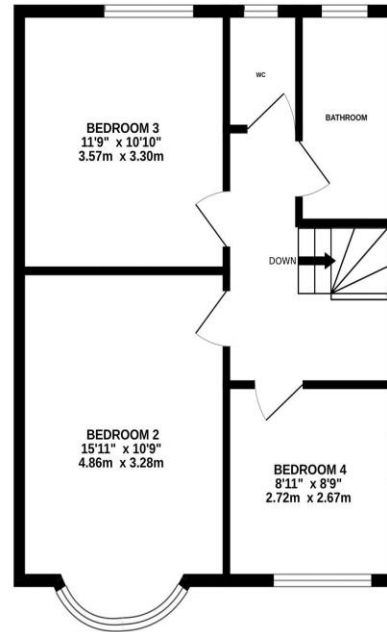




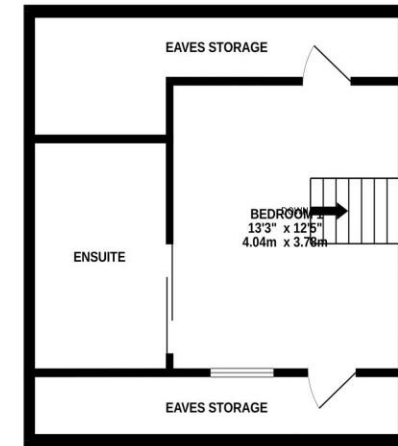
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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