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53 Erin Way, Port Erin, IM9 6EF
Asking price £365,000

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Immaculately presented modern terraced house situated on a popular development, conveniently located close to shops, beach and village amenities. Accommodation comprises lounge, dining kitchen, 3 bedrooms and bathroom. The property benefits from a south-facing, low-maintenance landscaped rear garden with wooden cabin and driveway to front. The property benefits from views towards distant hills.



LOCATION

Travelling out of Port Erin along Station Road, turn right into Droghadfaile Road and proceed over the level crossing. Turn left into Erin Way and travel ahead into the newer development. Proceed up the hill and number 53 is along on the left hand side just past the turning into Erin Rise.

ENTRANCE HALL

14' 9" x 5' 5" (4.49m x 1.65m)

Staircase leading to first floor.

LOUNGE

14' 9" x 12' 0" (4.49m x 3.65m)

Good sized lounge with front aspect. Large understairs store cupboard. Wood laminate flooring. Double doors to:

DINING KITCHEN

15' 1" x 11' 6" (4.6m x 3.5m)

Quality modern white gloss fronted wall and base units with contrasting worktops and breakfast bar, stainless steel sink unit, electric oven and hob with cooker hood, plumbing for washing machine and dishwasher, space for fridge/freezer. Tiled splashbacks. French doors to garden.

FIRST FLOOR

LANDING

Loft access. Built-in airing cupboard.

BEDROOM 1

14' 5" x 8' 2" (4.39m x 2.49m)

Front aspect. Built-in wardrobes with sliding doors.

BEDROOM 2

11' 11" x 8' 2" (3.63m x 2.49m)

Rear aspect.

BEDROOM 3

8' 5" x 6' 9" (2.56m x 2.06m)

Rear aspect.

BATHROOM

7' 6" x 6' 9" (2.28m x 2.06m)

Contemporary white suite comprising bath with shower over, wash hand basin in unit, w.c. Tiled walls and floor. Chrome ladder style heated towel rail.

OUTSIDE

Landscaped south facing rear garden. Quality wooden cabin currently used as a gym. Wooden storage shed. Outside tap. Rear access gate. Driveway to front.

SERVICES

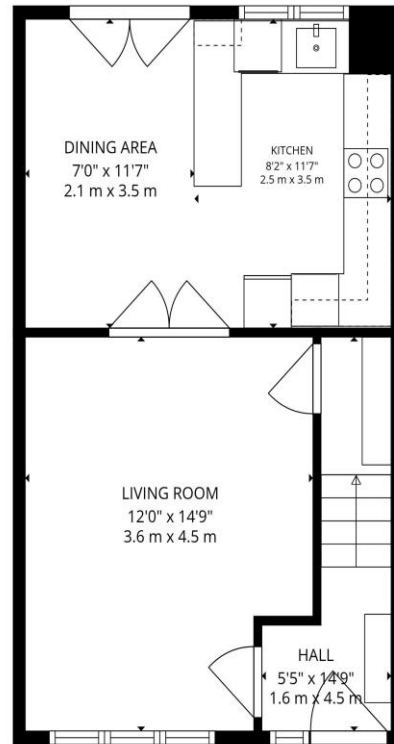
Mains water, drainage and electricity. Gas central heating and uPVC double glazing. Newly fitted carpets and flooring throughout. Kitchen approx. 4 years old.

POSSESSION

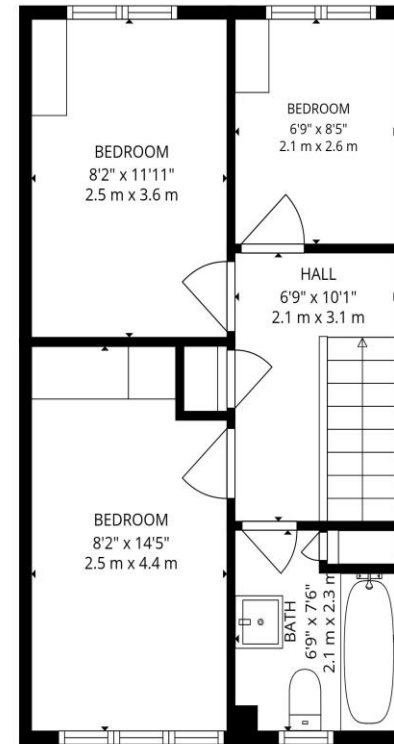
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GROUND FLOOR



1ST FLOOR



Total: 812 sq. Ft, 76 m2

Ground Floor: 406 sq. Ft, 38 M2, 1st Floor: 406 sq. Ft, 38 m2

Excluded Areas: Walls: 58 sq. Ft, 4 m2

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

Since 1854



DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S, MA (Cantab), Dip Surv Prac.
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