



www.chrystals.co.im

Hazelwood, Cronk Road, Port St Mary, IM9 5AS
Asking Price £299,000

Hazelwood, Cronk Road, Port St Mary, IM9 5AS

Asking Price £299,000

A substantial end-terrace Victorian townhouse, retaining many original period features, set in an elevated position in the heart of Port St Mary, offering fantastic coastal and rural views, just a minutes walk from the beach, shops, school and village facilities. The property comprises spacious lounge, dining room, kitchen, 5 bedrooms, study, family bathroom and separate w.c. Outside is a front garden (potential for a parking bay) and an elevated rear garden. Would benefit from some modernisation. No onward chain.



LOCATION

Travelling through Port St Mary along Bay View Road, passing the shops on the right hand side, take the 3rd turn on the right into Gellings Avenue. Turn left into Cronk Road where Hazelwood can be found on the right hand side of the road.

PORCH

Entrance porch with original tiled floor.

ENTRANCE HALLWAY

Welcoming hallway. Understairs storage cupboard. Staircase to first floor with original wooden bannister.

LOUNGE

15' 8" x 12' 10" (4.77m x 3.91m)

Spacious light lounge with high ceilings, large bay window offering sea views.

DINING ROOM

12' 11" x 9' 5" (3.93m x 2.87m)

Original cupboards. Door to:

KITCHEN

14' 2" x 10' 11" (4.31m x 3.32m)

Fitted with a range of cream wall and base units with contrasting worktops. Door to outside.

FIRST FLOOR

HALF LANDING

Large walk-in storage cupboard.

BATHROOM

Large family bathroom with bath, wash hand basin in vanity unit, w.c.

SEPARATE W.C.

OFFICE

6' 9" x 5' 11" (2.06m x 1.80m)

LANDING

Staircase to second floor.

BEDROOM 2

12' 4" x 11' 4" (3.76m x 3.45m)

Large bedroom with views over rear garden. Original fireplace.

BEDROOM 1

16' 2" x 10' 11" (4.92m x 3.32m)

Lovely large bright room with bay window, fantastic sea and hill views. Original fireplace, original panelling. Opening to:

DRESSING ROOM

9' 6" x 9' 0" (2.89m x 2.74m)

SECOND FLOOR

LANDING

BEDROOM 3

14' 3" x 11' 1" (4.34m x 3.38m)

Rear aspect, views over rear garden. Reduced head height in part.

BEDROOM 4

17' 5" x 11' 4" (5.30m x 3.45m)

Large bedroom with bay window offering fabulous far reaching views over the beach, southern coastline and hills. Fitted furniture.

BEDROOM 5

9' 11" x 9' 1" (3.02m x 2.77m)

Fantastic coastal and rural views. Limited head height in part.

OUTSIDE

To the front is a small garden flanked by 2 sets of steps to the house. Potential for parking bay. To the rear is a South-facing courtyard area, with steps leading to a pretty terraced elevated garden with lawn, path, mature shrubs and trees. Steps to upper level of garden which backs onto 'the Cronk'. Fabulous views! Side access (the next door neighbour has a right of way to use the alleyway). Oil tank.

BOILER HOUSE

Housing oil central heating boiler.

SERVICES

Mains water, drainage and electricity. Oil central heating.

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. N.B We are obliged under the Estate Agents Act to advise all prospective purchasers that this property is being sold on behalf of an employee of Chrystal Brothers Stott and Kerruish Limited.







TOTAL: 1679 sq. ft, 157 m²

1st floor: 440 sq. ft, 41 m², 2nd floor: 738 sq. ft, 69 m², 3rd floor: 501 sq. ft, 47 m²

EXCLUDED AREAS: PORCH: 21 sq. ft, 2 m², DINING ROOM: 131 sq. ft, 12 m², FIREPLACE: 15 sq. ft, 1 m², LOW CEILING: 29 sq. ft, 2 m², WALLS: 134 sq. ft, 11 m²



FLOOR PLAN CREATED BY IMVISON 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.
Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.