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16 South Barrule Avenue, Ballakilley, Port Erin, IM9 6DT
Asking price £395,000

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A modern 3 bed semi-detached house set on a popular development and within walking distance to shops, beach and amenities. Accommodation comprises lounge, dining kitchen, utility, integral garage, 3 bedrooms and bathroom. Outside is a lawned rear garden with driveway to the front.



LOCATION

Travelling out of Port Erin along Castletown Road proceed to Four Roads roundabout and turn left. Take the second left hand turn into the development and go straight ahead to the mini roundabout. Turn left then second right to where number 16 is located on the right hand side.

HALLWAY

Stairs up to first floor.

LOUNGE

12' 3" x 15' 0" (3.74m x 4.57m)

Wood effect flooring. Double doors to:

DINING KITCHEN

15' 8" x 11' 6" (4.78m x 3.5m)

Grey fronted wall and base units incorporating ceramic hob, oven, sink unit and fridge/freezer.

Door to:

UTILITY/GARAGE

21' 7" x 9' 0" (6.59m x 2.74m)

Up and over door. Door to garden.

FIRST FLOOR

LANDING

Built in airing cupboard. Loft access.

BEDROOM 1

13' 11" x 8' 9" (4.25m x 2.66m)

Built-in wardrobe.

BEDROOM 2

12' 6" x 8' 2" (3.82m x 2.5m)

Views over rear garden.

BEDROOM 3

9' 0" x 7' 2" (2.75m x 2.19m)

Views over rear garden.

BATHROOM

Modern suite comprising bath with shower over, w.c, wash hand basin. Downlighters. Tiled walls and floor.

OUTSIDE

Fenced lawned rear garden. Driveway to front.

SERVICES

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

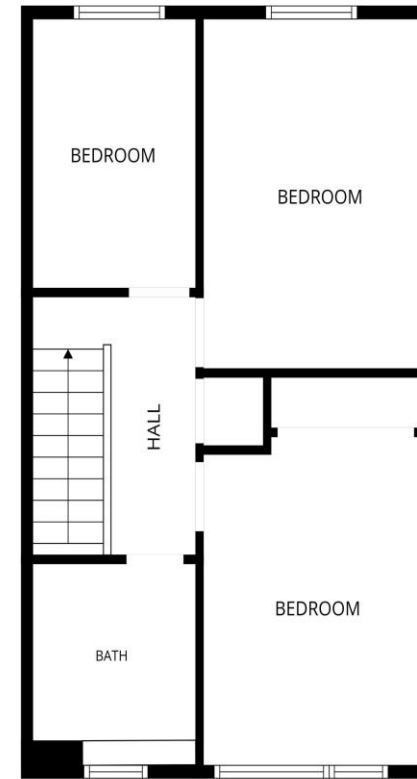
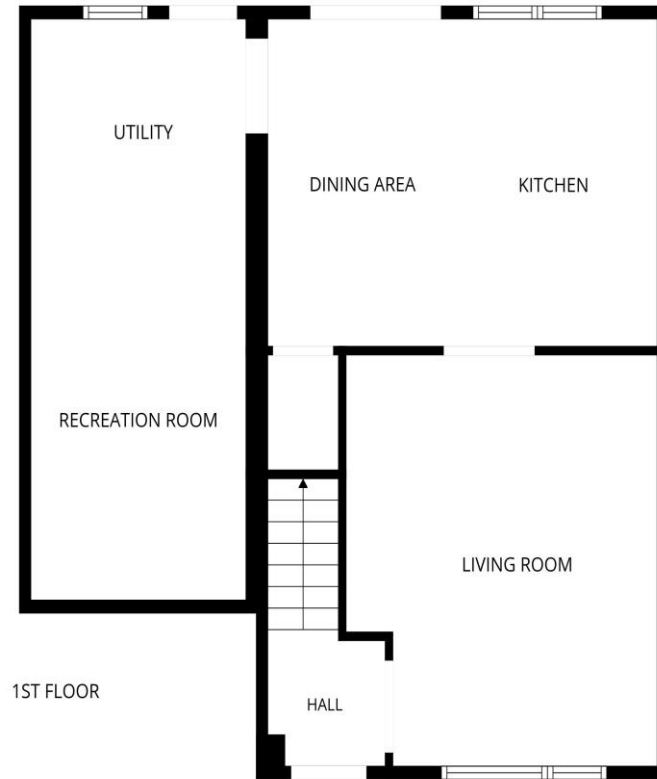
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FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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