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41 Cronk Cullyn, Colby, IM9 4PS
Asking Price £330,000

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Modern semi-detached true bungalow situated on a quiet, sought-after development, within walking distance of the local shop and bus routes. The light and airy accommodation comprises modern breakfast kitchen, lounge/dining, 2 double bedrooms and bathroom. The enclosed rear garden is laid to lawn with paved patio area. Allocated off-road parking space. No onward chain.



LOCATION

Travelling from Port Erin to Colby on the A7, continue past the Colby Glen and proceed ahead for approximately a quarter of a mile and take the 2nd left into Cronk Y Thatcher. Continue ahead and bear left at the end of the road into Cronk Cullyn. Follow the road through to the end where number 41 can be found on the left hand side.

ENTRANCE HALL

Generous hallway with store cupboard and airing cupboard. Access to loft via ladder.

BEDROOM 2

12' 0" x 7' 2" (3.65m x 2.18m)

Mirrored built-in wardrobes.

BEDROOM 1

11' 11" x 10' 6" (3.63m x 3.20m)

Mirrored built-in wardrobes.

BATHROOM

Modern suite comprising bath with shower over, w.c., wash hand basin. Xpelair.

LOUNGE/DINING

17' 3" x 10' 10" (5.25m x 3.30m)

Lovely light and airy room. Patio doors leading to rear garden. Arch to:

BREAKFAST KITCHEN

12' 2" x 11' 0" (3.71m x 3.35m)

Spacious kitchen fitted with a modern range of wall and base units with contrasting worktops, incorporating integral electric oven, hob with extractor fan, fridge/freezer, washing machine and dishwasher. Door leading to rear garden.

OUTSIDE

Enclosed, fenced rear garden laid to lawn with patio area. Shed. Allocated off-road parking space to side.

SERVICES

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

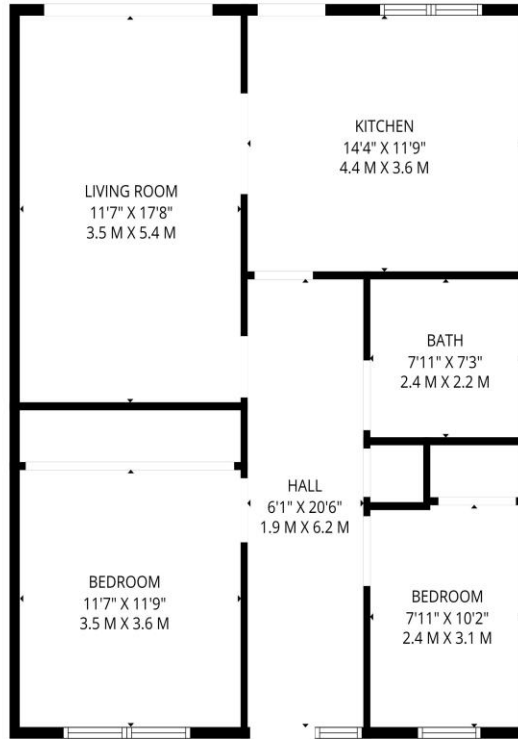
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TOTAL: 855 sq. ft, 79 m2

1st floor: 855 sq. ft, 79 m2

EXCLUDED AREAS: WALLS: 60 sq. ft, 6 m2

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



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Since 1854



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