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74 Ballamaddrell, Port Erin, IM9 6AZ
Asking Price £255,000

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End terraced, 1 bed bungalow situated on a popular development, convenient for all amenities of Port Erin. Accommodation comprises lounge, kitchen, bedroom and shower room. Outside is an enclosed paved courtyard to the rear, with an open-plan lawned garden to the front. No onward chain.



LOCATION

Travelling out of Port Erin on Station Road, take the right hand turn into Ballamaddrell development. Follow the road round to the left then turn first right. Turn left again and the laneway entrance is on the right hand side. Walk down and number 74 is the last property on the right hand side.

PORCH

ENTRANCE HALLWAY

LOUNGE

15' 7" x 14' 1" (4.75m x 4.29m)

Rear aspect. Door leading to rear garden.

KITCHEN

10' 5" x 9' 0" (3.17m x 2.74m)

Good range of wood-effect wall and base units with contrasting worktops. Plumbing for washing machine, hob and oven, cooker hood, tiled splashbacks, stainless steel sink unit.

BEDROOM

15' 7" x 11' 0" (4.75m x 3.35m)

Spacious double bedroom. Rear aspect.

SHOWER ROOM

Walk-in shower, w.c., wash hand basin in vanity unit.

OUTSIDE

Enclosed paved rear garden. Shed. Access gate. Open plan front garden laid to lawn.

SERVICES

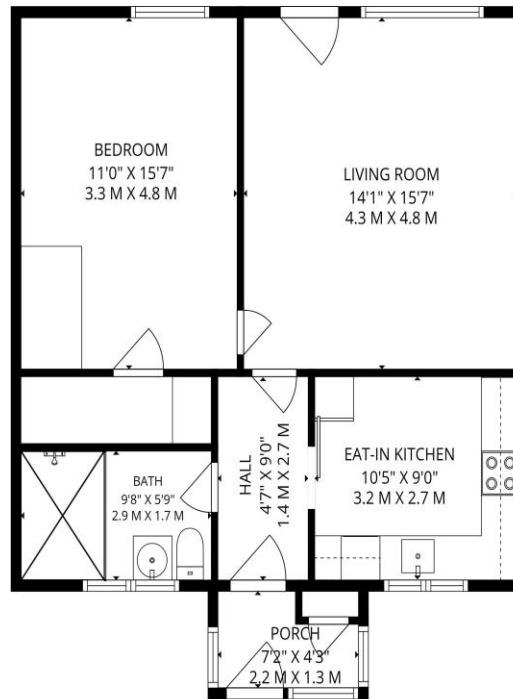
Mains water, drainage and electricity. Gas central heating. uPVC double glazing.

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.







Total: 638 sq. Ft, 59 m2
 1st Floor: 638 sq. Ft, 59 m2
 Excluded Areas: Porch: 26 sq. Ft, 2 M2, Walls: 61 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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