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4 Close Famman, Port Erin, IM9 6BJ
Asking Price £269,000

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End terraced 1 bedroomed true bungalow, ideally situated in the heart of Port Erin, with shops, amenities and beach just a short walk away. Accommodation comprises lounge, well-fitted kitchen, double bedroom and modern shower room. Outside is a low-maintenance rear garden with an additional summerhouse, complete with lighting and French doors, providing an ideal space for office, relaxing or entertaining!



LOCATION

Travelling out of Port Erin along Station Road, turn first left into Ballafession Road and left again into Close Famman. Number 4 is the first bungalow in the terrace on the right hand side.

HALLWAY

Spacious light and airy entrance hallway.

SHOWER ROOM

Modern 'wet room' style comprising large walk-in shower, w.c., wash hand basin. Only approx. 3 years old.

KITCHEN

Well fitted with good range of white wall and base units with contrasting worktops, incorporating stainless steel sink unit, ceramic hob, plumbing for washing machine.

LOUNGE

Generous sized room with log burning stove. Doors to rear garden.

BEDROOM

Large double bedroom with built-in wardrobes. Loft access.

OUTSIDE

Private low maintenance paved rear garden with side access. Wooden shed. Timber framed insulated summerhouse (approx. 3 x 5m) with French doors, power and lighting (built in 2019). Pretty lawned front garden.

SERVICES

Mains water, drainage and electricity. Oil central heating. UPVC double glazing. New roof in approx. 2023 including new fascia boards and soffits.

POSSESSION

Freehold. Vacant possession on completion of purchase. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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: 562 sq. ft, 52 m2
1st floor: 562 sq. ft, 52 m2
EXCLUDED AREAS: WALLS: 48 sq. ft, 5 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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