



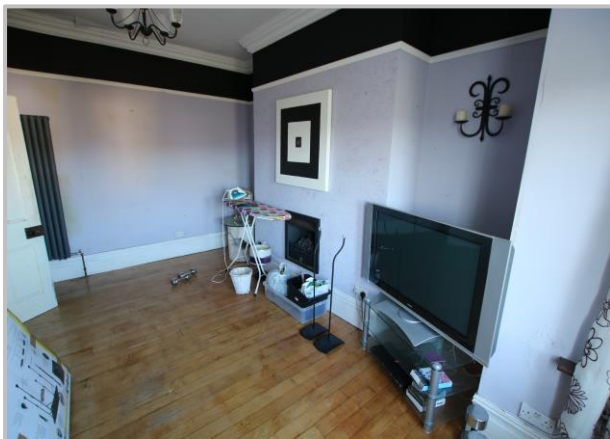
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Cronk Ny Chree, Cronk Road, Port St Mary, IM9 5AT
Asking Price £309,000

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Large period double fronted semi-detached house, requiring some modernisation, with stunning rural views. The ground floor comprises lounge, dining room, breakfast room and kitchen, set out over the first and second floors are 5 bedrooms, study, bathroom, shower room and separate w.c. Outside is a terraced rear garden area and driveway to side. No onward chain.



LOCATION

Travelling out of Port Erin on Castletown Road, turn right at the Four Roads Roundabout and proceed towards Port St Mary village. Just before the school, turn right into Plantation Road. Turn left at the junction and proceed along Cronk Road to where the property is located on the right hand side.

PORCH

Tiled flooring.

ENTRANCE HALLWAY

Staircase to first floor.

LOUNGE

16' 7" x 11' 5" (5.05m x 3.48m)

Bay window with lovely front aspect views. Feature marble fireplace. Wooden flooring.

DINING ROOM

16' 7" x 11' 5" (5.05m x 3.48m)

Bay front window with lovely rural views. Modern wall mounted gas fire set into chimneybreast. Wooden flooring.

BREAKFAST ROOM

12' 8" x 12' 3" (3.86m x 3.73m)

Feature log burning stove. Opening to:

KITCHEN

11' 6" x 8' 3" (3.50m x 2.51m)

Well fitted with a range of wall and base units with contrasting granite effect worktops incorporating 1 1/2 bowl stainless steel sink

unit, gas cooker, cooker hood, tiled splashbacks and tiled floor. 2 x Velux windows. French doors to outside (side). New oil central heating boiler.

FIRST FLOOR

HALF LANDING

BATHROOM

Modern white suite comprising panelled bath with shower attachment, wash hand basin in fitted unit, chrome ladder style heated towel rail, tiled walls and floor.

SEPARATE WC

W.C., and wash hand basin, tiled walls and floor.

LANDING

Staircase to second floor.

BEDROOM 2

16' 8" x 11' 7" (5.08m x 3.53m)

Bay window with superb front aspect views. Wooden flooring. Built-in wardrobes.

BEDROOM 3

7' 0" x 6' 10" (2.13m x 2.08m)

Picturesque front aspect views.

BEDROOM 1

14' 0" x 9' 10" (4.26m x 2.99m)

Fabulous panoramic front aspect views over Port St Mary village. Wooden flooring. Built-in wardrobes. Airing cupboard.

SECOND FLOOR

HALF LANDING

Velux window. Walk in cupboard.

SHOWER ROOM

Shower cubicle with electric shower over, pedestal wash hand basin and w.c, walk-in cupboard, door to rear garden.

LANDING

Velux.

BEDROOM 4

14' 1" x 9' 0" (4.29m x 2.74m)

Feature Victorian fireplace. Beamed ceiling. Wood laminate flooring. Velux.

BEDROOM 5

7' 8" x 6' 7" (2.34m x 2.01m)

Rear aspect. Velux window. Wooden flooring. Original exposed timber beams.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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