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3 Cronk View Crescent, Ballakilley, Port Erin, IM9 6DU

Asking Price £410,000

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Modern end terraced house located on the popular smart development of Ballakilley. Well finished throughout with quality fixtures and fittings. Accommodation comprises entrance hallway, dining kitchen, lounge, cloakroom, utility, 3 bedrooms and bathroom. Integral garage. Large end plot with good sized rear garden, driveway to the front with parking for several cars. No onward chain.



LOCATION

Travelling out of Port Erin village along Castletown Road, turn left at the Four Roads roundabout. Turn second left into the new Ballakilly estate. Proceed ahead and turn left at the mini roundabout. Take the second turning on the right and then left into Cronk View Crescent. Number 3 is first on the left-hand side.

HALL

3' 8" x 15' 11" (1.12m x 4.85m)

Stairs leading to first floor.

CLOAKROOM

3' 1" x 5' 5" (0.94m x 1.65m)

W.C, Wash Hand Basin.

LIVING ROOM

10' 4" x 15' 11" (3.15m x 4.85m)

DINING KITCHEN

17' 9" x 23' 0" (5.4m x 7m)

Contemporary kitchen. Wall and base units. Integrated oven, hob, fridge/freezer. Plumbing for dishwasher.

UTILITY ROOM

9' 0" x 6' 0" (2.74m x 1.83m)

Plumbing for washing machine, dryer.

INTEGRAL GARAGE

8' 10" x 16' 11" (2.69m x 5.15m)

FIRST FLOOR

LANDING

Airing cupboard, loft access.

BEDROOM 3

8' 8" x 9' 2" (2.64m x 2.79m)

BEDROOM 2

10' 4" x 13' 1" (3.15m x 3.98m)

Fitted wardrobe.

BEDROOM 1

10' 4" x 10' 1" (3.15m x 3.07m)

Fitted wardrobe.

BATHROOM

7' 0" x 5' 6" (2.13m x 1.68m)

Bath with shower over, W.C. and wash hand basin. Tiled walls and floor.

OUTSIDE

Large end plot. Rear garden mainly laid to lawn with patio and shed. Driveway providing parking for several cars.

SERVICES

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

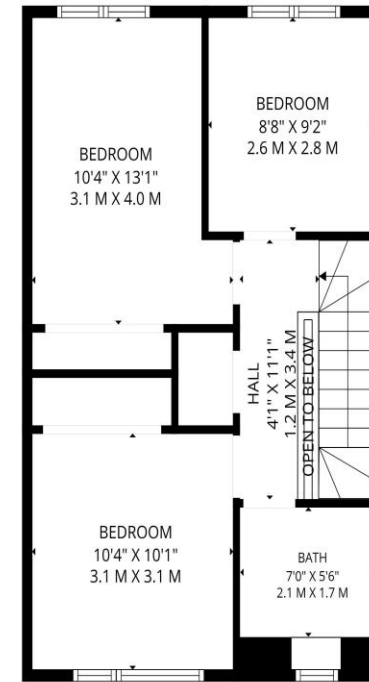
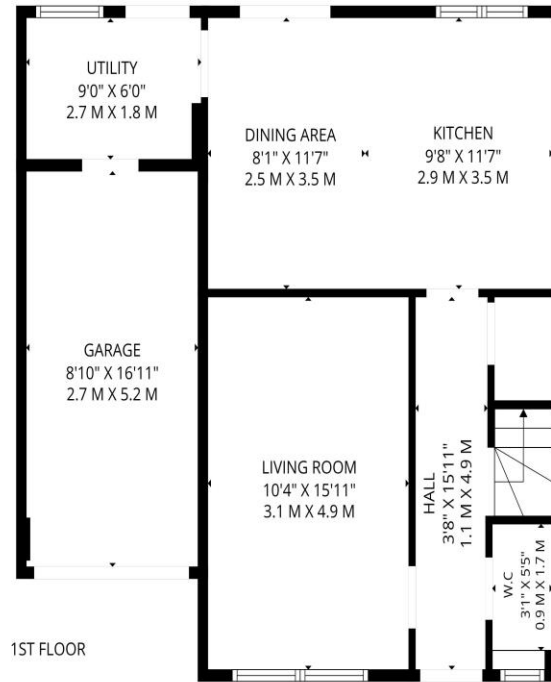
POSSESSION

Freehold. Vacant possession on completion of purchase. 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

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TOTAL: 987 sq. ft, 92 m2

1st floor: 496 sq. ft, 46 m2, 2nd floor: 491 sq. ft, 46 m2

EXCLUDED AREAS: GARAGE: 149 sq. ft, 14 m2, UTILITY: 54 sq. ft, 5 m2, OPEN TO BELOW: 3 sq. ft, 0 m2,
WALLS: 96 sq. ft, 8 m2



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

Since 1854



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