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The Boat House, 13 Bank Street, Castletown, IM9 1AT
Asking Price £325,000

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Super harbourside cottage, enjoying an excellent outlook across the harbour and minute's walk to shops and amenities. Accommodation comprises kitchen, lounge, living room/dining, utility room, shower room and bathroom. Outside enjoys a large private sun terrace. No onward chain.



LOCATION

Travelling from Port Erin to Castletown on the A5, proceed ahead at the traffic lights and bear right at the roundabout onto Victoria Road. Travel ahead and continue over the bridge. Straight ahead is Bank Street where the property is located on the right hand side.

HALLWAY

Staircase to first floor.

LOUNGE

22' 7" x 11' 9" (6.88m x 3.58m)

Generous sized room with views towards the harbour.

BEDROOM 2

12' 0" x 8' 11" (3.65m x 2.72m)

Large Armoire wardrobe.

INNER HALLWAY

UTILITY ROOM

12' 1" x 5' 6" (3.68m x 1.68m)

SHOWER ROOM

8' 1" x 5' 2" (2.46m x 1.57m)

SEPARATE W.C.

8' 11" x 5' 6" (2.72m x 1.68m)

FIRST FLOOR

LANDING

LIVING/DINING ROOM

34' 8" x 14' 7" (10.56m x 4.44m)

Impressive room with super views towards harbour. 2 x storage areas. Stairs to second floor.

KITCHEN

8' 11" x 8' 2" (2.72m x 2.49m)

BATHROOM

8' 11" x 5' 2" (2.72m x 1.57m)

SECOND FLOOR

BEDROOM 1

16' 1" x 13' 8" (4.90m x 4.16m)

Good sized double bedroom. Door to:

OUTSIDE SUN TERRACE

18' 9" x 15' 3" (5.71m x 4.64m)

Superb outdoor private area.

SERVICES

Mains water, drainage and electricity. Gas central heating.

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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







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Since 1854



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