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36 Cronk View Crescent, Ballakilley, Port Erin, IM9 6DU
Asking Price £345,000

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A modern mid-terrace home situated on a sought-after development, conveniently located for all local amenities. Accommodation comprises dining kitchen, lounge with French doors leading to garden, 3 bedrooms, family bathroom, cloakroom. Outside there is an enclosed rear garden laid to lawn and an open plan lawned garden to the front with driveway, parking for 2 cars.



LOCATION

Travelling out of Port Erin along Castletown Road, proceed to the Four Roads roundabout and turn left. Take the second left into the Ballakilly development and turn left at the small roundabout. Take the second right, then turn left and number 36 can be found on the right hand side.

ENTRANCE HALLWAY

Staircase leading to first floor. Understairs cupboard.

CLOAKROOM

W.C., wash hand basin.

DINING KITCHEN

15' 0" x 9' 4" (4.57m x 2.84m)

Range of modern cream wall and base units with matching worktops, incorporating oven, hob with stainless steel cooker hood, sink unit, space for fridge/freezer, plumbed for washing machine. Tiled floor. Gas central heating boiler.

LOUNGE

16' 5" x 12' 0" (5.00m x 3.65m)

Airy and light room, French doors leading to rear garden.

FIRST FLOOR

LANDING

Airing cupboard. Loft access.

BATHROOM

Modern suite comprising bath with shower over, wash hand basin in unit, w.c.

BEDROOM 2

12' 1" x 9' 4" (3.68m x 2.84m)

Rear aspect. Views over garden.

BEDROOM 1

14' 11" x 8' 10" (4.54m x 2.69m)

Spacious double bedroom. Fitted wardrobes. Front aspect.

BEDROOM 3

9' 1" x 7' 4" (2.77m x 2.23m)

Front aspect. Single bedroom.

OUTSIDE

Enclosed, fenced rear garden laid to lawn. Open plan front garden with driveway, parking for 2 cars.

SERVICES

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

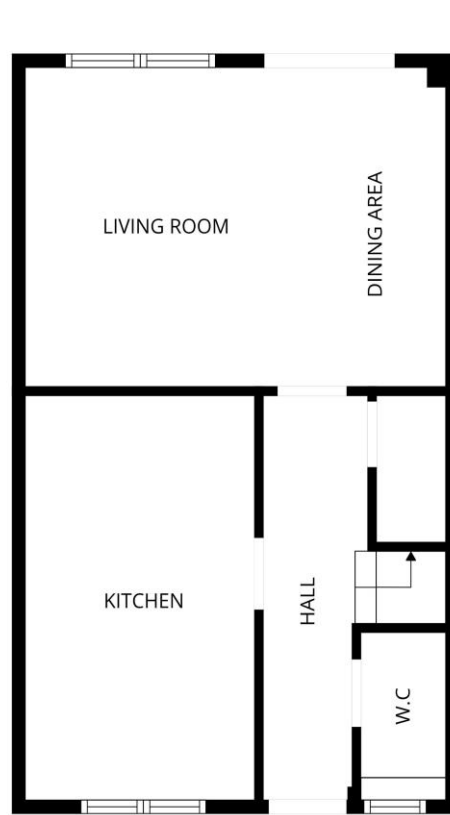
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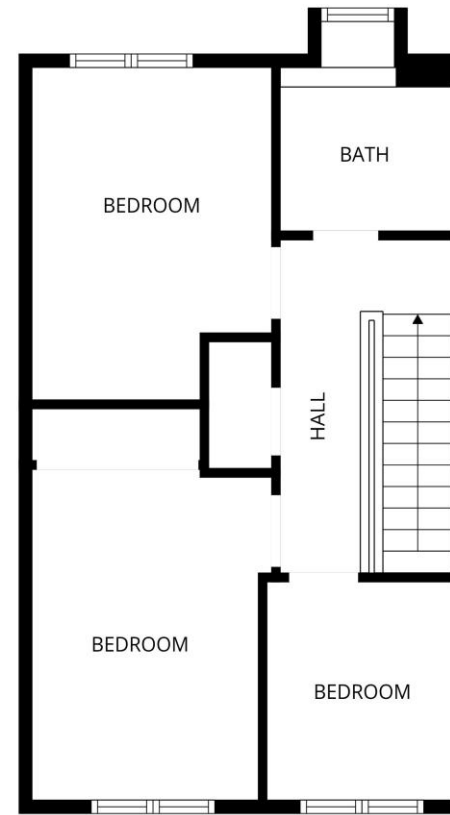
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1ST FLOOR



2ND FLOOR



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

Since 1854



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