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17 Victoria Road, Port St Mary, IM9 5AF  
**Asking Price £365,000**

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Superbly presented throughout, this property is ideally located in heart of the village with shops and beach a minute's walk away. The spacious accommodation comprises lounge, dining room, quality fitted kitchen and 4 double bedrooms served by 2 well appointed bathrooms. To the rear of the property is a low-maintenance paved garden with two useful storage sheds and access to the cellar. The house also enjoys pleasant open views towards Bradda Head and the surrounding hills. On onward chain.



## LOCATION

Travelling through Port St Mary along Bay View Road, passing the shops on the right hand side, turn right into Victoria Road just before the newsagents. Proceed to the top of this road and number 17 can be found on the left hand side.

## PORCH

Tiled flooring. Door to:

## HALLWAY

9' 5" x 4' 7" (2.87m x 1.40m)

Welcoming hallway with oak flooring and staircase leading to first floor.

## LOUNGE

15' 5" x 14' 4" (4.70m x 4.37m)

Spacious room with large bay window. Working tiled fireplace. Lovely period details including ceiling rose and wood surround

## DINING ROOM

11' 6" x 11' 11" (3.50m x 3.63m)

Oak flooring, period ceiling rose. Built-in cupboards. Large understairs store cupboard with plumbing for washing machine. Opening to:

## KITCHEN

7' 7" x 9' 5" (2.31m x 2.87m)

Quality fitted with cream shaker-style wall and base units with contrasting granite worktops, comprising Belfast sink, ceramic hob, electric oven with extractor, integral fridge, display shelving. Metro-style wall tiles, tiled floor. Door to outside.

## FIRST FLOOR

### HALF LANDING

### BATHROOM

6' 5" x 7' 5" (1.95m x 2.26m)

Traditional style bathroom suite comprising w.c., wash hand basin, bath with shower over, shower screen. Half tiled walls. Velux.

### LANDING

Staircase to second floor.

### BEDROOM 3

12' 0" x 10' 7" (3.65m x 3.22m)

Lovely room with high-ceiling, original period fireplace and picture rails. Rear views with 'glimpses of the sea.'

### BEDROOM 2

12' 3" x 12' 0" (3.73m x 3.65m)

Spacious room with high ceilings, original tiled fireplace and picture rails. Front aspect.

### BEDROOM 4

9' 1" x 6' 11" (2.77m x 2.11m)

Front aspect. High ceiling and picture rails.

## SECOND FLOOR

### LANDING

Velux window.

## BATHROOM

9' 1" x 6' 1" (2.77m x 1.85m)

Characterful bathroom with traditional wooden beams, suite comprising w.c., wash hand basin, tiled bath with shower over and glass screen. Tiled walls and floor. Large undereaves storage area. Velux.

## BEDROOM 1

19' 0" x 12' 1" (5.79m x 3.68m)

Front aspect room with wooden beams, built in drawers and shelving, Velux window. Lovely distant views towards Bradda Head.

## OUTSIDE

Private rear courtyard style garden with 2 sheds and oil tank. Side access gate to Cronk Road. Paved front garden.

## CELLAR

Useful under house storage. Oil central heating boiler.

## SERVICES

Mains water, drainage and electricity. Oil central heating.

## POSSESSION

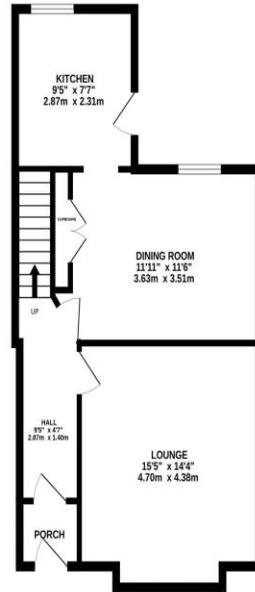
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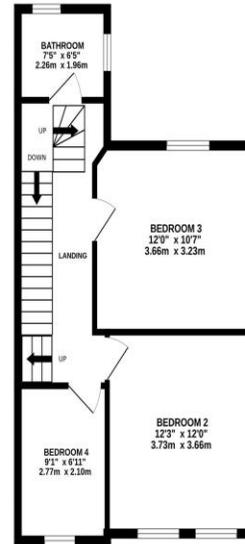




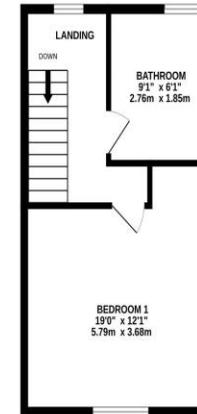
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 is given as to their operability or efficiency can be given.  
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