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38 Erin Crescent, Port Erin, IM9 6FD
Asking Price £289,000

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End terraced house situated on a large plot in a popular residential development, convenient for all the amenities of Port Erin. Accommodation comprises lounge, dining kitchen, 2 double bedrooms and bathroom. Good sized driveway to front. South-west facing garden to the rear. No onward chain.



LOCATION

Travelling out of Port Erin along Station Road, turn right into Droghadfaile Road and proceed ahead over the steam railway tracks. Turn first left into Erin Way and travel straight ahead until you get to the newer development. Turn right into Erin Crescent and number 38 is the last property on the right hand side at the top.

ENTRANCE HALLWAY

Staircase leading to first floor.

LOUNGE

13' 8" x 11' 2" (4.16m x 3.40m)

spacious understairs store cupboard. Front aspect. Double half-glazed doors to:

DINING KITCHEN

14' 4" x 8' 2" (4.37m x 2.49m)

Good range of modern cream high gloss fronted wall and base units with contrasting wooden worktops, incorporating 1 1/2 bowl stainless steel sink unit, induction hob, oven, cooker hood, integral dishwasher. Tiled splashbacks. Gas central heating boiler. Sliding patio doors to rear garden (in need of repair).

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

12' 7" x 11' 8" (3.83m x 3.55m)

Front aspect. Good sized double room. Built-in airing cupboard.

BEDROOM 2

10' 5" x 7' 10" (3.17m x 2.39m)

Lovely aspect over rear garden. Views towards distant hills.

BATHROOM

White suite comprising panelled bath with shower over, w.c., wash hand basin, chrome ladder style heated towel rail, Xpelair.

OUTSIDE

Good sized lawned south-west facing rear garden. Large driveway and open plan lawned area to front. Great potential for further development (subject to planning).

SERVICES

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

POSSESSION

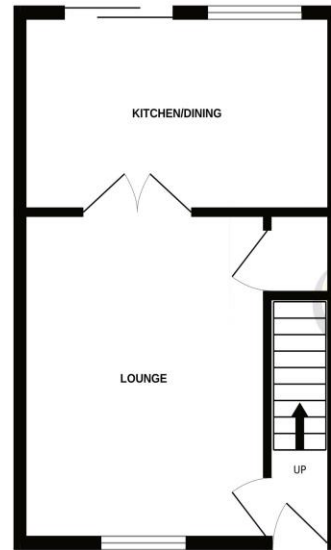
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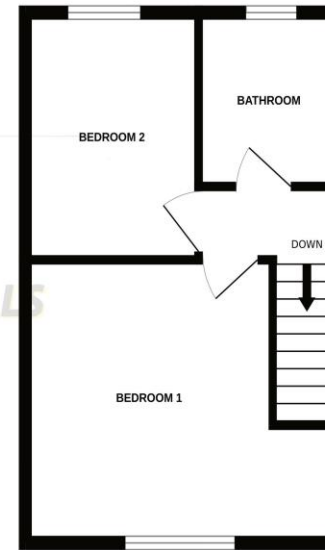




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Since 1854



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