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1 Athol Court, Port Erin, IM9 6EJ
Asking Price £310,000

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End terrace house, conveniently located just a short walk away from the beach, shops and all village amenities. Accommodation comprises lounge, dining room, kitchen, 3 bedrooms and bathroom. The property is situated on an extra large corner plot, enjoying gardens to front rear and side. No onward chain.



LOCATION

Travelling out of Port Erin along Station Road, turn right into Droghadfaile Road and proceed ahead over the railway tracks. Turn left into Erin Way and then right into Athol Court. Number 1 can be found along on the left hand side.

FRONT ENTRANCE PORCH

6' 4" x 3' 8" (1.93m x 1.12m)

LOUNGE

20' 7" x 12' 9" (6.27m x 3.88m)

Generous sized room with outlook to front.

DINING ROOM

12' 9" x 11' 8" (3.88m x 3.55m)

Staircase leading to first floor.

KITCHEN

Good range of wall and base units with contrasting worktops, Vaillant gas central heating boiler. Door to outside.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 3

14' 4" x 8' 5" (4.37m x 2.56m)

Pleasant distant views towards Fleshwick and Bradda Head.

BEDROOM 1

12' 7" x 12' 9" (3.83m x 3.88m)

BEDROOM 2

9' 5" x 12' 8" (2.87m x 3.86m)

BATHROOM

5' 5" x 11' 7" (1.65m x 3.53m)

OUTSIDE

Large corner plot with garden to front, rear and side.

SERVICES

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

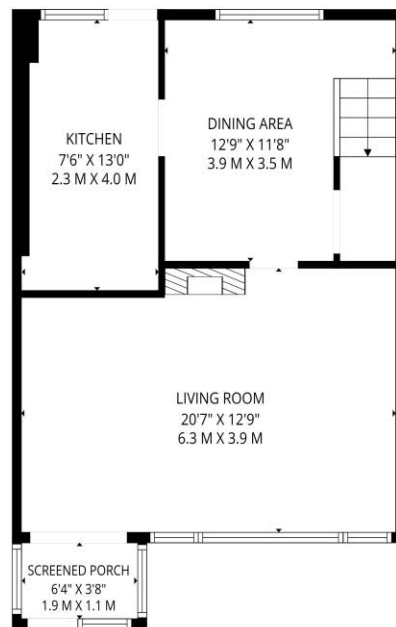
POSSESSION

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. Freehold. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form

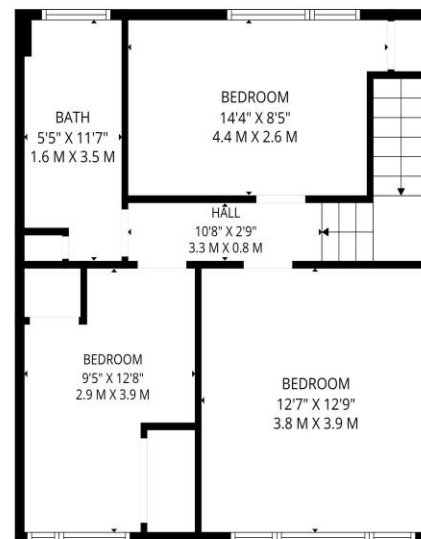
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1ST FLOOR



2ND FLOOR

TOTAL: 1054 sq. ft, 98 m2

1st floor: 504 sq. ft, 47 m2, 2nd floor: 550 sq. ft, 51 m2

EXCLUDED AREAS: SCREENED PORCH: 23 sq. ft, 2 m2, WALLS: 95 sq. ft, 9 m2



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

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Since 1854



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