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Sefton, Victoria Square, Port Erin, IM9 6LD
Asking price £285,000

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Substantial Victorian terraced house, situated just off Port Erin Promenade, being a minute's walk from the beach and local shops. Enjoying lovely sea views, accommodation comprises lounge, dining room, dining kitchen, 10 bedrooms, shower room, separate w.c. and attic room. Outside is a small rear yard and access to the cellar. Would benefit from some modernisation. No onward chain.



LOCATION

Travelling through Port Erin along Station Road, bear right onto The Promenade. Proceed ahead and turn 3rd right into Victoria Square. The property is located on the right hand side.

ENTRANCE PORCH

Tiled floor.

HALLWAY

Spacious entrance hallway with staircase to first floor.

LOUNGE

16' 7" x 13' 10" (5.05m x 4.21m)

Good sized room with new hardwood bay window.

DINING ROOM

12' 10" x 12' 9" (3.91m x 3.88m)

Original built-in cupboards.

DINING KITCHEN

26' 3" x 12' 10" (7.99m x 3.91m)

Range of wall and base units with contrasting worktops, incorporating stainless steel sink unit, tiled splashbacks. Pantry. Door to outside.

FIRST FLOOR

HALF LANDING

BEDROOM 4

9' 6" x 8' 6" (2.89m x 2.59m)

BEDROOM 5

9' 10" x 7' 11" (2.99m x 2.41m)

SHOWER ROOM

Large shower cubicle, wash hand basin.

SEPARATE W.C.

LANDING

Staircase to Second floor.

BEDROOM 2

21' 2" x 15' 0" (6.45m x 4.57m)

Rear aspect. Original fireplace.

BEDROOM 1

18' 2" x 15' 0" (5.53m x 4.57m)

Front aspect with lovely views towards the sea and Bradda Head.

BEDROOM 3

10' 8" x 8' 6" (3.25m x 2.59m)

Front aspect. Lovely sea views.

SECOND FLOOR

HALF LANDING

Store cupboard.

BEDROOM 6

13' 5" x 10' 7" (4.09m x 3.22m)

BEDROOM 7

10' 5" x 9' 6" (3.17m x 2.89m)

LANDING

Enclosed staircase to Third floor.

BEDROOM 8

13' 9" x 11' 5" (4.19m x 3.48m)

Original fireplace. Wonderful views over the sea towards Bradda Head.

BEDROOM 9

10' 9" x 8' 0" (3.27m x 2.44m)

Front aspect. Views to Milner Tower.

BEDROOM 10

17' 9" x 13' 1" (5.41m x 3.98m)

Bay window with fabulous sea and headland views.

THIRD FLOOR

ATTIC ROOM

24' 2" x 13' 9" (7.36m x 4.19m)

2 x roof lights. Lovely views to Bradda Head. (Limited head height).

OUTSIDE

Rear yard. Access to:

CELLAR

SERVICES

Mains water, drainage and electricity. Oil central heating. Some uPVC double glazing. Re-roofed approx 2016.

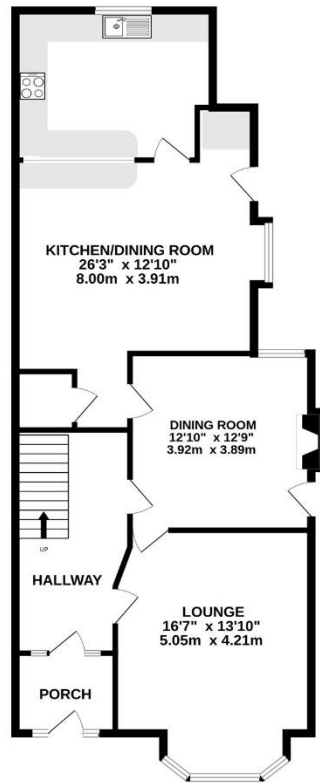
POSSESSION

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GROUND FLOOR



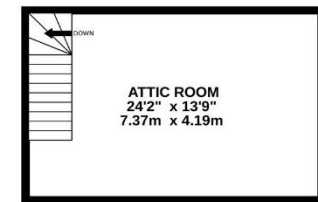
1ST FLOOR



2ND FLOOR



3RD FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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