



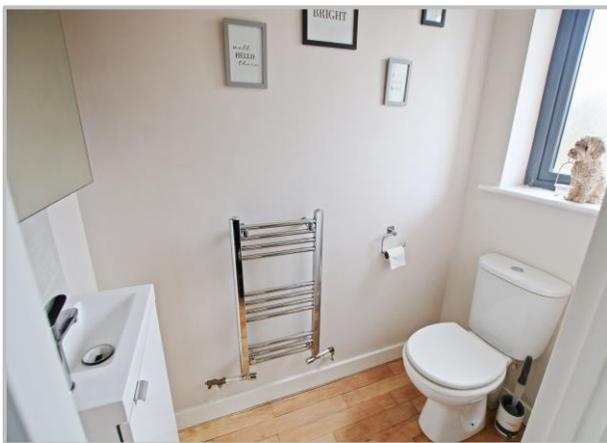
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16 Cronk View Crescent, Ballakilley, Port Erin, IM9 6DU  
**Asking Price £345,000**

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A well-presented end terrace home located within a highly sought-after modern development, with a range of amenities just a short walk away. The accommodation comprises dining kitchen, bright lounge with French doors opening onto the rear garden, a downstairs cloakroom, 3 bedrooms and bathroom. The property also benefits from designated 2 parking spaces.



## LOCATION

Travelling out of Port Erin village along Castletown Road, turn left at the Four Roads roundabout. Turn second left into the new Ballakilly estate. Proceed ahead and turn left at the mini roundabout. Take the second turning on the right and then left into Cronk View Crescent. Bear right and number 16 is along on the right hand side.

## HALLWAY

Understairs store. Staircase leading to first floor. Wooden flooring.

## CLOAKROOM

W.C., wash hand basin in fitted unit, chrome ladder style heated towel rail, mirrored cabinet. Wooden flooring. Window.

## DINING KITCHEN

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

Modern cream fronted wall and base units with contrasting worktops incorporating 1 1/2 bowl stainless steel sink unit, electric oven, induction hob, stainless steel cooker hood, space for fridge/freezer, tiled splashbacks, plumbing for dishwasher, plumbing for washing machine and space for dryer. Gas central heating boiler. Wooden flooring.

## LOUNGE

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

Bright and airy room. Wooden flooring. French doors leading to rear garden.

## FIRST FLOOR

## LANDING

Loft access. Airing cupboard.

## BATHROOM

Modern white suite comprising 'L' shaped panelled bath with shower over, tiled surround, glazed screen, wash hand basin, w.c., mirrored cabinet, Xpelair, ceiling spotlights. Tiled floor.

## BEDROOM 2

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

Rear aspect. Views over rear garden and towards distant hills.

## BEDROOM 1

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

Good sized double room. Front aspect. TV point.

## BEDROOM 3

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

Single bedroom. Front aspect.

## OUTSIDE

Fenced rear garden laid to lawn with patio area. Side access gate. Garden shed. Open plan

lawned garden to the front of the property. Designated parking spaces for 2 cars opposite.

## SERVICES

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

## POSSESSION

Freehold. Vacant possession on completion of purchase. 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 part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.





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