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Westholme, Shore Road, Kirk Michael, IM6 1HA  
**Asking Price £549,950**

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A deceptively spacious and beautifully presented detached dormer bungalow, set on a generous and private plot with both front and rear gardens, ideally located within easy reach of local amenities, schools and nearby beaches. Offered for sale with no onward chain. This highly versatile home is perfectly suited to multi-generational living, with a substantial extension designed and built to allow for easy conversion into a self-contained annexe, additional bedrooms, or flexible living space (subject to any required permissions). The layout also lends itself well to potential use as a child daycare, after-school setting or similar, thanks to the generous accommodation and secure rear garden. The ground floor offers a spacious family room, conservatory, cosy snug with woodburning stove, a modern fitted kitchen with separate utility room, three well-proportioned bedrooms, and a stylish contemporary bathroom. A second woodburning stove adds further warmth and character, while the integral garage provides additional scope for conversion if desired. Upstairs, a generous en-suite bedroom provides excellent



flexibility and can be easily reconfigured to create two bedrooms with a shared bathroom. Externally, the property continues to impress, featuring a lawned front garden and a well-appointed rear garden with a terrace and concrete hardstanding—ideal for outdoor dining or the creation of an outside kitchen. There is also a dedicated hot tub area, summerhouse, powered workshop and multiple storage sheds, making this an excellent space for both relaxation and practicality. To the front, a large driveway provides off-road parking for up to four vehicles, in addition to the integral garage. Further benefits include a pressurised hot water system, enhancing comfort and efficiency throughout the home. Offering exceptional flexibility and potential, this fantastic family home presents a rare opportunity with endless possibilities.

## LOCATION

Entering Kirk Michael Village take the turning next to the old Isle of Man Bank onto Station Road. Shore Road is the third tuning on the left hand side and the property will be clearly identified by our For Sale Board on the right hand side.

## PORCH

4' 7" x 2' 11" (1.4m x 0.9m)

## ENTRANCE HALL

### LIVING ROOM

14' 1" x 13' 9" (4.3m x 4.2m)

### DINING AREA

8' 6" x 9' 2" (2.6m x 2.8m)

### FAMILY ROOM

17' 5" x 35' 5" (5.3m x 10.8m) Max

### SUN ROOM

19' 0" x 9' 10" (5.8m x 3m)

### KITCHEN

19' 0" x 8' 10" (5.8m x 2.7m)

### BATHROOM

9' 2" x 8' 10" (2.8m x 2.7m)

### UTILITY ROOM

5' 3" x 8' 10" (1.6m x 2.7m)

### BEDROOM

10' 10" x 13' 9" (3.3m x 4.2m)

### BEDROOM

12' 2" x 13' 9" (3.7m x 4.2m)

## FIRST FLOOR

### LANDING

### BEDROOM

19' 8" x 11' 6" (6.0m x 3.5m)

### BATHROOM

6' 7" x 9' 6" (2.0m x 2.9m)

## OUTSIDE

Concrete driveway for off road parking and lawned front garden to the front. To the rear there is also a dedicated hot tub area, summerhouse, powered workshop and multiple storage sheds.

## GARAGE

9' 6" x 17' 9" (2.9m x 5.4m)

## SERVICES

Mains water, electricity and drainage. Oil central heating.

## VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

## POSSESSION

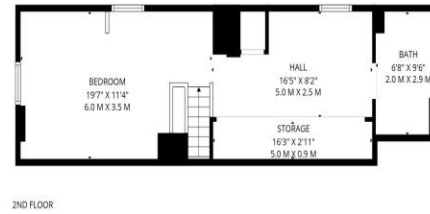
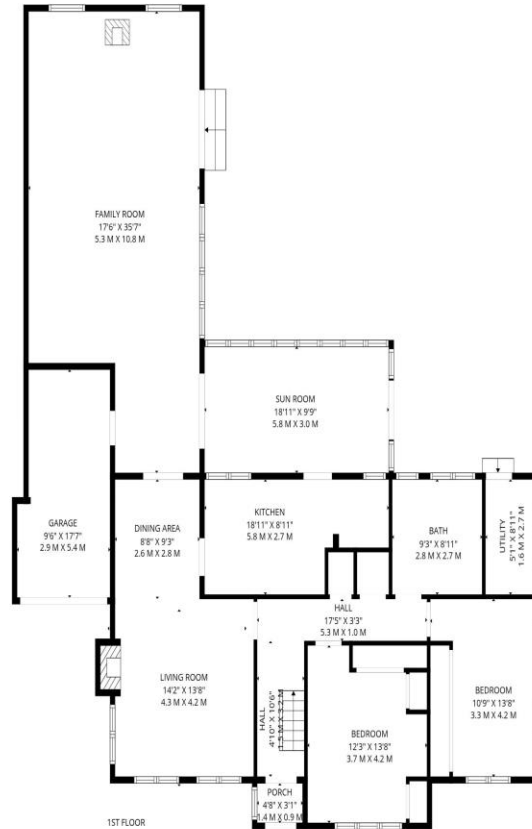
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Since 1854



**DOUGLAS**  
31 Victoria Street  
Douglas IM1 2SE  
T. 01624 623778  
E. douglas@chrystals.co.im

**PORT ERIN**  
23 Station Road  
Port Erin IM9 6RA  
T. 01624 833903  
E. porterin@chrystals.co.im

**COMMERCIAL**  
Douglas Office: 01624 625100, commercial@chrystals.co.im

**RENTALS**  
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im