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1 Reayrt Ny Crink, Crosby, IM4 2EA  
**Asking Price £499,950**



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An immaculate detached modern home in a sought-after village address, convenient for just about everything! Number 1 is a 4-bedroom family property in the popular Maple design; the property has not been previously occupied and has been refreshed for sale by the original developer with up to date finishes throughout. In summary, to the ground floor is a Hall with WC, Sitting Room, Open Plan Kitchen/Diner, Utility, Integral Garage; upstairs to the first floor is a Master Bedroom with Ensuite, 3 further double bedrooms and family bathroom. Outside is sunny southwest facing rear garden and ample parking for 2 cars on a block paviour drive. There is Gas fired central heating and double glazing throughout. Viewing a must!



## LOCATION

Travel out of Douglas along the Peel Road into Crosby. Turn right just before the Crosby Hotel and follow the road to the left and the property can be clearly identified by our For Sale Board on the left hand side.

## ENTRANCE HALL

## CLOAKROOM

6' 0" x 3' 2" (1.83m x 0.96m)

## LIVING ROOM

14' 3" x 13' 1" (4.34m x 3.98m)

## KITCHEN/DINING ROOM

## KITCHEN

8' 11" x 9' 7" (2.72m x 2.92m)

## DINING AREA

9' 10" x 16' 5" (2.99m x 5.00m)

## UTILITY ROOM

4' 9" x 9' 3" (1.45m x 2.82m)

## INTEGRAL SINGLE GARAGE

14' 11" x 9' 1" (4.54m x 2.77m)

## FIRST FLOOR: LANDING

Storage cupboard.

## BEDROOM

13' 0" x 9' 9" (3.96m x 2.97m)

## ENSUITE

7' 6" x 6' 4" (2.28m x 1.93m)

## BEDROOM

11' 0" x 9' 9" (3.35m x 2.97m)

## BATHROOM

7' 1" x 7' 0" (2.16m x 2.13m)

## BEDROOM

10' 0" x 9' 3" (3.05m x 2.82m)

## BEDROOM

12' 10" x 9' 3" (3.91m x 2.82m)

## OUTSIDE

Small grassed areas to either side of paved driveway at front with parking for 2 vehicles. Wooden fence boundary to rear with large lawned area.

## SERVICES

Mains water, electricity and drainage. Gas central heating.

## VIEWING

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

## POSSESSION

Vacant on completion. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. 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.

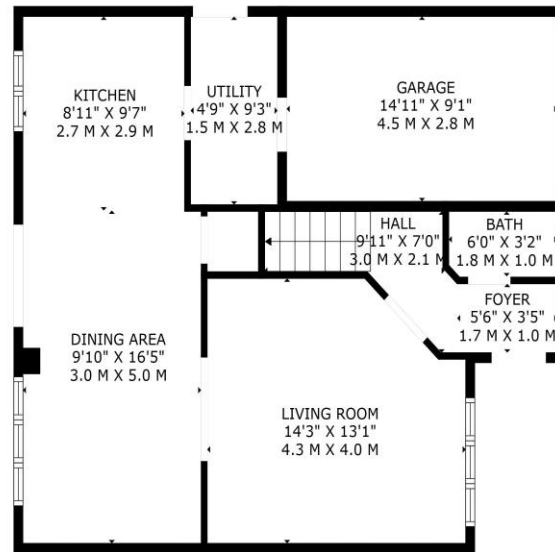




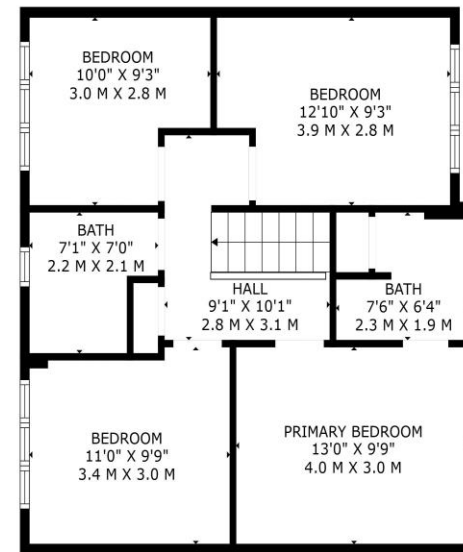








FLOOR 1



FLOOR 2



**TOTAL: 1145 sq. ft, 107 m<sup>2</sup>**  
 FLOOR 1: 524 sq. ft, 49 m<sup>2</sup>, FLOOR 2: 621 sq. ft, 58 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 136 sq. ft, 13 m<sup>2</sup>, UTILITY: 44 sq. ft, 4 m<sup>2</sup>  
 WALLS: 119 sq. ft, 9 m<sup>2</sup>

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

Since 1854



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