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Pondicherry, St Marys Road, Port Erin, IM9 6JL
Asking Price £235,000

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CASH BUYERS ONLY - Renovation Opportunity - Semi detached house situated just a short walk away from beach, shops and amenities. Currently consisting of lounge/dining, kitchen, and 3 large rooms (potential for 4 bedrooms). Rear garden with fabulous views towards Bradda Head. 3 stone stores. The property has had a new roof and windows.



LOCATION

Travelling through Port Erin along Station Road, turn left at the junction into Strand Road, then bear left, then right along St George's Crescent. Turn left at the junction into Ballafurt Road, left again into St Marys Road. Proceed along for approximately half a mile, and 'Pondicherry' can be found on the right hand side just before the road bears to the right.

ENTRANCE PORCH

Original tiled floor. Door to:

LOUNGE/DINING

23' 9" x 12' 8" (7.23m x 3.86m)

KITCHEN

8' 9" x 6' 4" (2.67m x 1.94m)

FIRST FLOOR

HALF LANDING

Stairs to landing.

BATHROOM

(NO ENTRY - FLOOR UNSTABLE)

LANDING

Stairs to second floor.

ROOM

23' 11" x 20' 0" (7.30m x 6.09m)

Currently one large room. Dual aspect. Views towards Fleshwick and Bradda Head.

SECOND FLOOR

ROOM

11' 9" x 11' 5" (3.57m x 3.49m)

Front aspect. Far reaching views towards Bradda Head and Fleshwick.

ROOM

19' 0" x 11' 11" (5.78m x 3.64m)

Rear aspect.

OUTSIDE

Side access gate with 3 x stone stores. Tiered rear garden offering fabulous views overlooking Port Erin village and beyond.

SERVICES

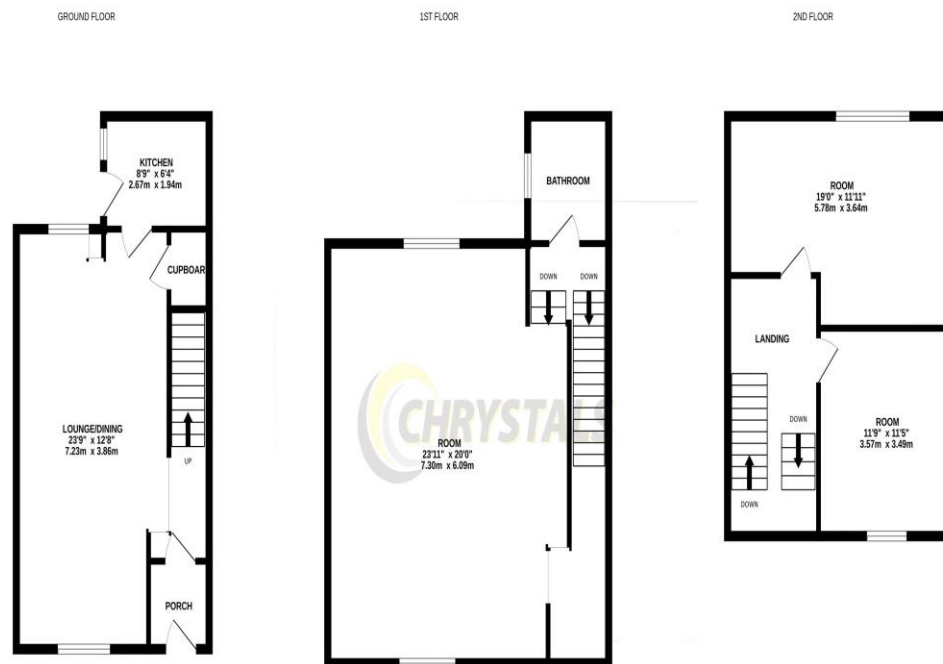
Mains water, drainage, gas and electricity.
New windows and new roof.

POSSESSION

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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







Measurements are approximate. Not to scale. Illustrative purposes only
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Since 1854



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