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Barham Villa, Maine Avenue, Port Erin, IM9 6LX  
**Asking Price £345,000**

## Barham Villa, Maine Avenue ,Port Erin, IM9 6LX

This well presented traditional 1920's semi-detached house is conveniently situated in the centre of Port Erin with the shops, beach and amenities minutes walk away. The good sized accommodation comprises lounge, dining room, well fitted kitchen, sun room, 3 bedrooms and bathroom. Outside is a rear garden with decked areas and front lawn. With it's elevated position, the property benefits from lovely open views. No onward chain.







## LOCATION

Travelling through Port Erin along Station Road bear right onto The Promenade and take the third right turn into Bay View Road. Turn second left into Maine Avenue and proceed ahead. Bearing right and Barham Villa is located on the left hand side.

## ENTRANCE PORCH

Tiled floor. Door to:

## HALLWAY

Staircase leading to first floor. Understairs storage cupboard.

## LOUNGE

17' 7" x 15' 8" (5.36m x 4.77m)

Large front bay window with lovely views over Port Erin and towards hills. Feature fireplace with wooden mantle and surround, and tiled hearth. ( Could be opened up to be used as a working fireplace )

## DINING ROOM

13' 1" x 9' 3" (3.98m x 2.81m)

Original good sized built-in cupboards. Oil central heating boiler. Opening to:

## KITCHEN

14' 2" x 8' 6" (4.31m x 2.59m)

Good range of cream Shaker style wall and base units with contrasting worktops, black composite sink unit, space for washing machine, dryer, and space for fridge/freezer, double oven, gas hob and integral dishwasher. Serving hatch. Built-in storage cupboards. Sliding patio doors to:

## SUN ROOM

9' 4" x 15' 10" (2.85m x 4.83m)

French doors to rear garden.

## FIRST FLOOR

## LANDING

Loft access (with pull down ladder).

## BEDROOM 1

11' 8" x 8' 0" (3.55m x 2.44m)

Front aspect with lovely outlook and distant sea views.

## BEDROOM 2

12' 2" x 8' 6" (3.71m x 2.59m)

Rear aspect.

## BEDROOM 3

11' 8" x 8' 0" (3.55m x 2.44m)

Front aspect with pleasant views towards hills.

## BATHROOM

White suite comprising "P" shaped bath with shower over, wash hand basin, w.c., pvc wall boards and chrome ladder style heated towel rail.

## OUTSIDE

Paved low maintenance patio to rear with raised decked area. Sheltered sitting area. Side access gate. 2 x metal sheds. Good sized open plan front lawned area and pathway.

## SERVICES

Mains water, drainage and electricity. Oil central heating. uPVC double glazing throughout. Carpets, curtains and blinds included.

## POSSESSION

Vacant possession on completion. Freehold. 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.









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