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15 Grammah Avenue, Port Erin, IM9 6NP  
**Asking Price £339,000**



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Detached chalet style bungalow in a quiet cul de sac location, a short level walk to all village amenities and stunning beach of Port Erin. The accommodation comprises generous sized lounge/dining, breakfast kitchen, garden room, 3 double bedrooms, bathroom, cloakroom, integral garage and driveway. Outside to the rear, is a good sized garden with mature shrubs, bushes and trees. The property would benefit from some modernisation.





## LOCATION

Travelling out of Port Erin along Station Road, turn left into Ballafession Road and take the second left turn into Bay View Road. Take the first right into Grammah Avenue, proceed ahead, number 15 can be found on the right hand side.

## **PORCH**

Glazed porch, tiled floor. Door to:

## **ENTRANCE HALLWAY**

Understairs storage cupboard. Stairs leading to first floor.

## **LOUNGE/DINING**

25' 0" x 14' 0" (7.61m x 4.26m)

Sizable bright room with large picture windows overlooking both the front and rear gardens. Working open fireplace.

## **KITCHEN/BREAKFAST ROOM**

13' 1" x 11' 6" (3.98m x 3.50m)

Good range of white coloured wall and base units with contrasting worktops, incorporating 1½ stainless steel sink unit, fridge, double oven, electric hob, Island unit, plumbed for washing machine, tiled splashbacks. Delightful views over the garden. Door to:

## **GARDEN ROOM**

9' 10" x 5' 11" (2.99m x 1.80m)

Store room, door opening onto the garden. Access to:

## **INTEGRAL SINGLE GARAGE**

21' 11" x 9' 10" (6.68m x 2.99m)

Oil central heating boiler. Electric up and over door.

## **BEDROOM 1**

11' 11" x 11' 6" (3.63m x 3.50m)

Front aspect.

## **BATHROOM**

8' 11" x 7' 1" (2.72m x 2.16m)

White suite comprising tiled bath, separate shower, w.c., wash hand basin, part tiled walls.

## **FIRST FLOOR**

## **LANDING**

## **BEDROOM 2**

14' 5" x 14' 0" (4.39m x 4.26m)

Under-eaves storage, dual windows with views over the attractive garden.

## **BEDROOM 3**

14' 5" x 14' 5" (4.39m x 4.39m)

Loft access, under-eaves storage. Distant countryside views.

## **CLOAKROOM**

W.C., wash hand basin.

## **OUTSIDE**

To the rear is a mainly laid to lawn garden with well established shrubs, bushes and trees. An attractive summerhouse is situated in the corner, enjoying the beautiful outlook of the garden. Green house, oil tank and side access gate. To the front is an easily maintained garden with driveways either side of the house.

## **SERVICES**

Mains water, drainage and electricity. Oil central heating, uPVC double glazed. Would benefit from some modernisation. Since its construction in 1973, the property has been owned and devotedly maintained by the same family.

## **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.

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