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69 Ballacriy Park, Colby, IM9 4LY
Asking Price £315,000

Spacious detached true bungalow with lovely distant rural and sea views. Situated in a convenient location within walking distance of a bus route, shop and local pub. Accommodation comprises lounge, quality kitchen, conservatory, 3 bedrooms and modern shower room. Outside is a generous enclosed rear garden, garage and driveway to front. The property is offered with no onward chain.



LOCATION

Travelling from Port Erin along Colby Main Road, turn left into Ballacriy Park just before the Colby Glen Public House. Bear right and travel straight ahead. Take the last turning into the cul-de-sac before bearing left at the top of the hill. Number 69 is ahead on the right hand side.

PORCH

Glass panel and door to:

ENTRANCE HALLWAY

Light and airy hallway. Wooden flooring. Built-in cloaks cupboard.

LOUNGE

11' 7" x 16' 10" (3.52m x 5.12m)

Good sized room Front aspect with large picture window to make the most of the pleasant distant sea views. Wooden flooring.

KITCHEN

12' 0" x 8' 11" (3.65m x 2.72m)

Fabulous contemporary style 'German' fitted kitchen with a good range of white wall and base units with soft closing drawers, pan drawers, carousel corner unit, contrasting worktops incorporating composite sink unit, double oven, induction hob with modern cooker hood, integrated fridge/freezer and dishwasher. Downlighters. Door to rear garden.

BEDROOM 1

11' 5" x 11' 11" (3.48m x 3.64m)

Front aspect with lovely distant sea views. Built-in wardrobes and dressing table. Wooden flooring.

BEDROOM 2

9' 0" x 11' 10" (2.75m x 3.60m)

Rear aspect overlooking rear garden. Wooden flooring.

SHOWER ROOM

Modern suite with large walk-in shower, wash hand basin in unit, w.c, chrome ladder style heated towel rail, fully tiled walls and flooring, downlighters and fan.

BEDROOM 3

7' 8" x 8' 6" (2.34m x 2.59m)

Currently used as dining room. Wooden flooring. Sliding patio door to:

CONSERVATORY

8' 11" x 9' 10" (2.71m x 3.00m)

Nice outlook across rear garden. Door to outside.

GARAGE

Electric up and over door, plumbing for washing machine, power and lighting, oil fired central heating boiler. Access door.

OUTSIDE

Delightful mature private lawned garden with decked area, wooden shed, access side gate. Distant sea views. Front driveway with electric charger point.

SERVICES

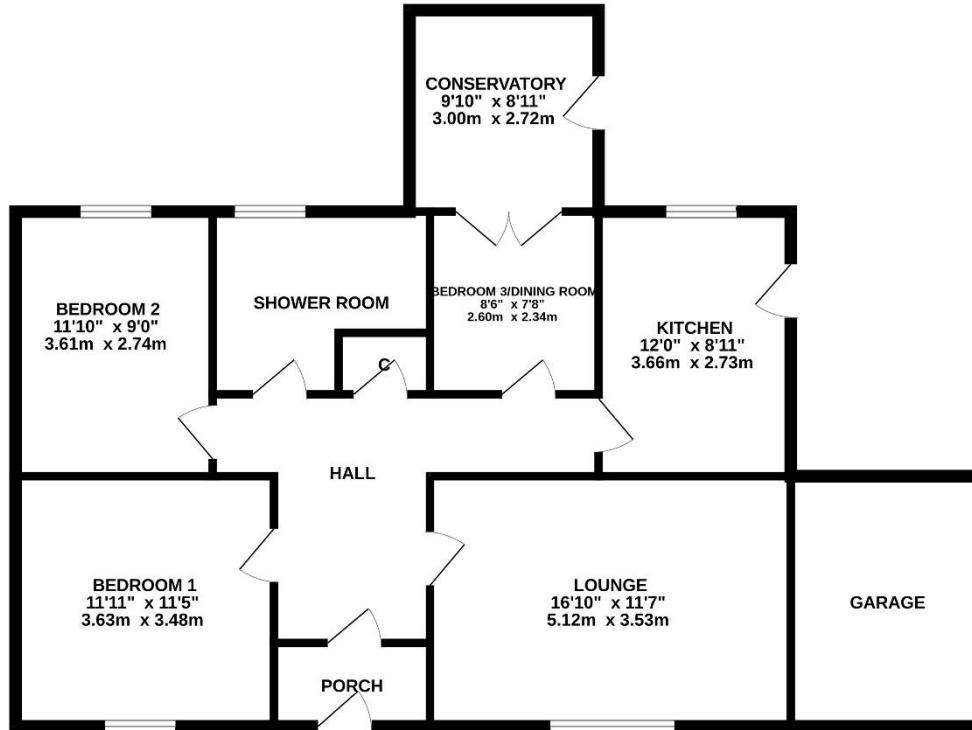
Mains water, drainage and electricity. uPVC double glazing. Oil central heating Modern oak internal doors.

POSSESSION

Freehold. Vacant possession on completion. 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.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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