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10 Erin Way, Port Erin, IM9 6EF
Asking Price £259,950

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Superbly presented 3 bedroomed house, situated just a short walk away for Port Erin village amenities, beach and school. Accommodation comprises large lounge, dining area, well fitted kitchen and conservatory on the ground floor, whilst upstairs are 3 double bedrooms and modern bathroom. Outside is a generous front lawned garden and south-west facing rear garden. Viewings highly recommended!





LOCATION

Travelling out of Port Erin along Station Road, turn first right into Droghadfaile Road at the Methodist Chapel. Proceed ahead, over the railway crossing, and turn first left into Erin Way. Take the 3rd turning on the right hand side, where number 10 is situated on the right hand side.

ENTRANCE PORCH

Door to:

LOUNGE

21' 0" x 12' 1" (6.40m x 3.68m)

Generous light and airy room with patio doors leading to front garden. Wood effect flooring.

DINING AREA

12' 7" x 10' 7" (3.83m x 3.22m)

French doors to conservatory. Staircase leading to first floor with large understairs storage cupboard. Underfloor heating. Wood effect flooring. Arch to:

KITCHEN

12' 2" x 7' 6" (3.71m x 2.28m)

Excellent range of beech fronted wall and base units with black granite effect worktops, incorporating square stainless steel sink unit, wine cooler, dishwasher, black steel cooker hood, ceramic hob, double stainless steel oven, built-in microwave, space for fridge/freezer, plumbing for washing machine, tiled splashbacks. Wood effect flooring. Underfloor heating.

CONSERVATORY

French doors leading to rear south-west facing garden. Tiled floor.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

12' 2" x 10' 4" (3.71m x 3.15m)

Pleasant views over front garden.

BEDROOM 2

12' 2" x 9' 4" (3.71m x 2.84m)

BEDROOM 3

11' 4" x 7' 6" (3.45m x 2.28m)

Built-in cupboard housing gas central heating boiler.

BATHROOM

Good sized room with modern fitted white suite comprising panelled bath, w.c., wash hand basin, corner shower cubicle, chrome ladder style heated towel rail, Xpelair, fully tiled walls and tiled floor.

OUTSIDE

Large lawned and fenced front garden. South-west facing rear garden with paved patio and access gate. Wooden shed.

SERVICES

Mains water, drainage and electricity. Gas central heating. PVC double glazing.

POSSESSION

Freehold. Vacant possession 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.

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Since 1854



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