



Delightful double fronted end of terrace Manx stone cottage conveniently located for all shops, schools, cafe's, restaurants, bars and all other town amenities. The charming accommodation comprises good sized lounge, modern kitchen/dining area, 2 bedrooms and family bathroom. The low maintenance rear garden features a block paved patio area, side access gate and steps up to a fenced and walled garden. General parking area. This property is offered with no onward chain.





## LOCATION

Travelling out of Port Erin, take the main Shore Road towards Castletown. On the approach into Castletown turn right at the traffic lights and proceed straight ahead into Malew Street, number 131 is the first cottage on the right hand side.

## **HALL**

Stairs leading to first floor.

## **LOUNGE**

14' 3" x 10' 10" (4.34m x 3.30m)

Attractive beamed ceiling. Feature Inglenook fireplace with log burning stove, tiled floor. Understairs cupboard housing oil central heating boiler.

## **KITCHEN/DINING**

14' 3" x 11' 8" (4.34m x 3.55m)

Modern kitchen with excellent range of cream wall and base units with complementary wood worktops incorporating black composite sink unit, integrated dishwasher, integrated washing machine. Rangemaster black cooker with matching cooker hood. Freestanding black 'Smeg' fridge/freezer. Tiled floor. Attractive feature stone fireplace, beamed ceiling. French doors leading to rear garden.

## **FIRST FLOOR**

## **LANDING**

Loft access via ladder (partly boarded). Downlighters.

## **BATHROOM**

Fitted with modern white suite comprising panelled bath with shower over, folding glazed screen, wash hand basin in vanity unit, w.c., white ladder style heated radiator, downlighters, half tiled walls, Xpelair.

## **BEDROOM 1**

14' 4" x 10' 8" (4.37m x 3.25m)

Generous sized room with exposed ceiling beam. Downlighters. Front aspect.

## **BEDROOM 2**

8' 10" x 8' 5" (2.69m x 2.56m)

Built in cupboard with hanging and shelving space. Exposed ceiling beam. Front aspect.

## **OUTSIDE**

To the rear of the property is a block paved patio area with steps leading to low maintenance fenced and walled garden. Side access gate. Oil tank. General parking area.

## **SERVICES**

Mains water, drainage and electricity. Oil fired central heating. Double glazed wooden sash windows. Rear wall, gable wall and chimney stacks have been repointed. The price is to include Rangemaster cooker and all fitted blinds.

## **POSSESSION**

Vacant possession on completion of purchase. Freehold. No onward chain.

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Since 1854

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