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Gahelen, Station Road, Colby, IM9 4NW
Asking Price £370,000

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Beautifully presented, traditional 1930's detached dormer bungalow, enjoying lovely rural views to the front and just a short walk to the village shop and public house. Accommodation comprises generous lounge, well fitted kitchen, dining room, utility, 3 bedrooms and bathroom. Outside is a private rear garden with lawn and paved patio areas. This property is offered with no onward chain.



LOCATION

Travelling from Port Erin on the A7 through Colby, proceed over the Colby Bridge and take an immediate right into Station Road. Gahelen can be found about halfway down on the left hand side.

ENTRANCE HALLWAY

Light and airy welcoming hallway with staircase leading to first floor. Wooden floor. Door to rear garden.

LOUNGE

11' 7" x 13' 0" (3.53m x 3.95m)

Good sized room with large front bay window, fireplace with wood burning stove. Fitted shelving, wooden flooring.

BEDROOM 2

11' 5" x 13' 8" (3.48m x 4.17m)

Good sized double bedroom. Large bay window, feature fireplace, wooden flooring.

BATHROOM

12' 10" x 8' 9" (3.90m x 2.67m)

Large bathroom comprising wet room style walk-in shower, 'P' shaped bath, w.c., hand wash basin, tiled walls, Xpelair, white ladder style heated towel rail, mirrored cupboard.

DINING ROOM

11' 9" x 8' 7" (3.58m x 2.62m)

Fireplace with wood burner, built in cupboards, wooden flooring, door to outside. Opening to:

KITCHEN

7' 9" x 6' 3" (2.37m x 1.90m)

Well fitted cream fronted wall and base units with contrasting worktops, round stainless steel sink unit, electric oven, ceramic hob, stainless steel cooker hood, integral dishwasher, tiled splashbacks, fitted shelving and downlighters.

UTILITY ROOM

5' 3" x 7' 9" (1.59m x 2.36m)

Belfast sink, glass fronted wall unit, plumbing for washing machine, space for dryer, Xpelair.

BEDROOM 3

9' 7" x 11' 1" (2.92m x 3.39m)

Rear aspect, pleasant views across the rear garden. Wooden flooring.

FIRST FLOOR

BEDROOM 1

19' 9" x 11' 7" (6.01m x 3.52m)

Dual aspect large room with views to the distant hills and across open fields from the front window. Cupboard housing gas boiler, store cupboard. Large walk-in store, 2 velux windows.

OUTSIDE

Double front gateway, small lawn and paved area. Side pathway leading to private rear

garden, lawn and patio areas, greenhouse and 2 brick stores.

SERVICES

Mains water, drainage and electricity. Gas central heating. Newly painted outside.

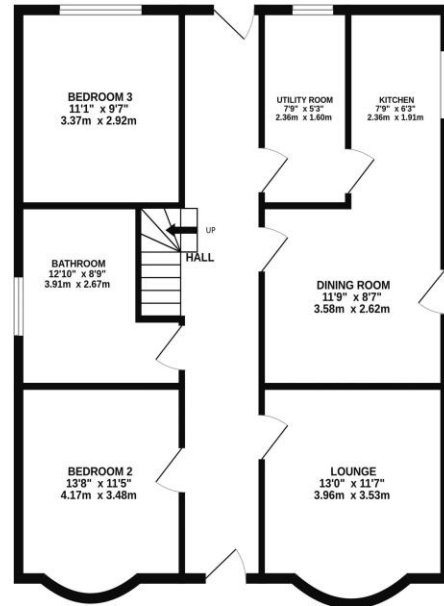
POSSESSION

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.

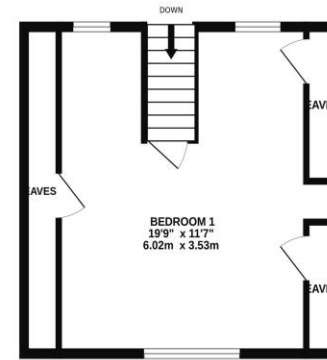




GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (113.0 sq.m.) approx.

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



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