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Denleigh, Ballafurt Road, Port Erin, IM9 6HP
Asking Price £525,000

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Set on a generous sized plot, this impressive detached residence offers spacious and versatile accommodation, ideally located just a short stroll from the shops and local amenities, and only minutes' walk from the picturesque beach and harbour. The ground floor features a large living room, separate dining room, breakfast room, well-equipped kitchen, laundry room, and storage room/workshop. Upstairs, there are 4 well-proportioned bedrooms (allowing 'peeps' of the sea!) a family bathroom, and separate w.c. Outside there are front and rear gardens, a good-sized garage and a large driveway. While the property would benefit from some modernisation, it presents an excellent opportunity to create a superb family home in one of the Island's most desirable coastal locations.



LOCATION

Travelling through Port Erin along Station Road, turn left into Strand Road and bear right into St George's Crescent. Take the first right turn, then at the stop sign turn left onto Ballafurt Road. Denleigh is located half way along on the left hand side.

PORCH

Glass panelled door to:

ENTRANCE HALLWAY

Generous, welcoming hallway with built-in cloaks cupboard. Understairs storage. Picture rail.

DINING ROOM

12' 8" x 12' 5" (3.85m x 3.78m)

Lovely curved feature bay window. Working fireplace in marble surround. Sliding glass panelled double doors to:

LIVING ROOM

16' 8" x 11' 9" (5.07m x 3.57m)

Spacious room with curved bay window and 2 feature arched stained glass windows. Working fireplace.

BREAKFAST ROOM

9' 1" x 8' 2" (2.77m x 2.5m)

Built-in cupboards. Door to:

KITCHEN

9' 2" x 8' 8" (2.79m x 2.64m)

Good range of fitted wall and base units with contrasting worktops, incorporating ceramic hob, double oven, sink unit, tiled splashbacks, Door to:

LAUNDRY ROOM

8' 10" x 8' 2" (2.68m x 2.5m)

Belfast sink, plumbing for washing machine. Opening to rear porch. Cupboards. Door to:

STORAGE/WORKSHOP

8' 10" x 8' 0" (2.68m x 2.45m)

Oil tank. Door leading to outside.

FIRST FLOOR

HALF LANDING

BEDROOM 3

12' 1" x 8' 11" (3.69m x 2.73m)

Rear aspect with pleasant views over garden.

SEPARATE W.C.

W.C., half tiled walls.

LANDING

Access to loft via 'Slingsby' style pull-down ladder. Airing cupboard housing hot water tank.

BATHROOM

Suite comprising bath with shower attachment, wash hand basin, fully tiled walls.

BEDROOM 1

15' 3" x 12' 0" (4.64m x 3.65m)

Large room with curved bay window. Built-in wardrobes. Wash hand basin. 'Peeps' of the sea!

BEDROOM 2

13' 3" x 12' 0" (4.05m x 3.67m)

Bay window. Built in wardrobes. 'Glimpses' of the sea!

BEDROOM 4

8' 3" x 8' 0" (2.52m x 2.44m)

Built-in wardrobes.

OUTSIDE

Impressive sized plot with front walled garden, mainly laid to lawn with flower beds and path, and a rear garden with further lawned area and a vegetable plot. Block paved driveway accessed via the rear lane with access to garage. Outside oil central heating boiler.

GARAGE

Light and power. Wooden front sliding doors.

SERVICES

Mains water, drainage and electricity. uPVC double glazing. Oil central heating.

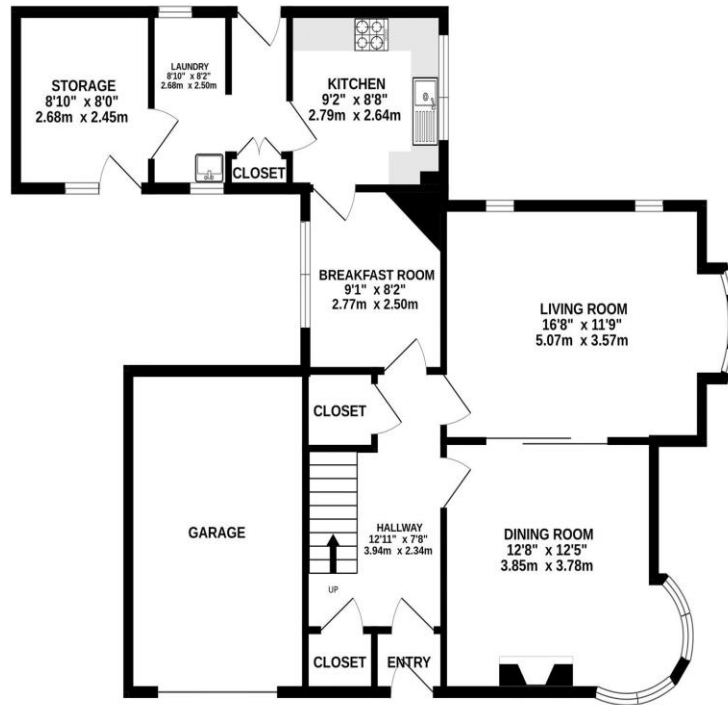
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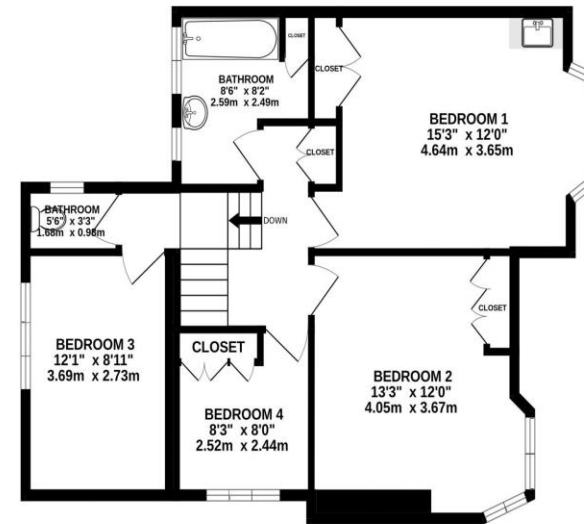




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1604sq.ft. (149.0 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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