



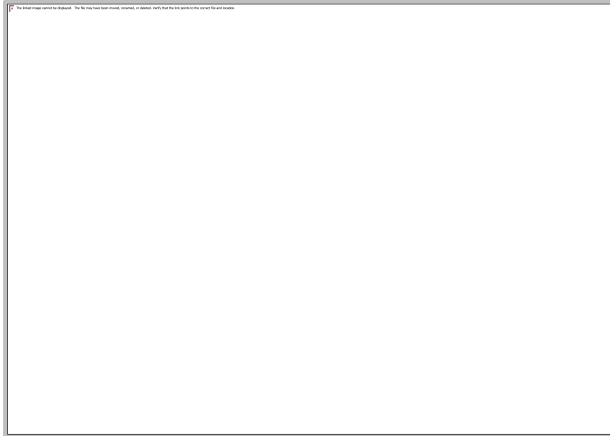
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7 Scarlett Close, Castletown, IM9 1NY  
**Asking Price £255,000**

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A well presented, mid terraced house conveniently located close to all village amenities, shops and harbour. The accommodation comprises lounge, kitchen/dining, conservatory, 3 bedrooms and bathroom. Outside to the rear is a charming private paved courtyard garden with an open plan lawned front garden. Set in a quiet cul de sac location, with a level walk to the heart of Castletown!







## LOCATION

Travelling into Castletown from Port Erin on the A5, proceed onto bypass and turn right into Arbory Road. Follow the road past the schools and bear right into Farrants Way, take the 3rd turning on the right hand side, (opposite the town hall) into Scarlett road. Scarlett Close is the first turning on the right hand side and Number 7 can be located straight ahead.

## **ENTRANCE PORCH**

Tiled floor, Door to:

## **LOUNGE**

12' 5" x 15' 2" (3.79m x 4.63m)

Bright room benefitting from bay window.

Staircase leading to first floor. Built in storage cupboard. Wood burning stove with hearth and wood mantle. Double doors to:

## **KITCHEN/DINING**

16' 6" x 9' 8" (5.02m x 2.95m)

Well fitted beech fronted wall and base units with contrasting worktops, ceramic hob, concealed extractor hood, electric oven, stainless steel sink unit, integral dishwasher, plumbing for fridge freezer, tiled splashbacks. Door to outside. Sliding patio doors to:

## **CONSERVATORY**

10' 0" x 8' 10" (3.05m x 2.68m)

Outlook on the pretty courtyard garden.

French doors to outside:

## **FIRST FLOOR**

## **LANDING**

Loft Access.

## **BEDROOM 1**

12' 9" x 10' 2" (3.89m x 3.09m)

Built-in dressing table and double wardrobes with mirrored front panels. (Front aspect) Pleasant distant sea views.

## **BEDROOM 2**

10' 2" x 11' 4" (3.09m x 3.45m)

(Rear aspect) Overlooking the courtyard garden.

## **BEDROOM 3**

8' 0" x 6' 0" (2.43m x 1.84m)

(Front aspect) Pleasant distant sea views.

## **BATHROOM**

White suite comprising, jacuzzi bath with shower over, glass screen, black ladder style towel rail, wash hand basin, w.c, fully tiled walls.

## **OUTSIDE**

Private paved courtyard garden, fenced with rear access gate, wooden storage shed. To the front is an open plan lawned area. General parking area to front.

## **SERVICES**

Mains water and electricity. uPVC double glazing.

## **POSSESSION**

Vacant possession on completion of purchase. Freehold.

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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