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39 Cronk View Crescent, Ballakilly, Port Erin, IM9 6DU
Asking Price £365,000

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Former 'Show Home' - Modern end terraced house located on the popular smart development of Ballakilly. Beautifully finished throughout with many extra quality fixtures and fittings. and landscaped rear garden. Accommodation comprises entrance hallway, dining kitchen, lounge, cloakroom, 3 bedrooms and bathroom. Good sized driveway. No onward chain.



ENTRANCE HALLWAY

Light and airy welcoming hallway. Staircase leading to first floor. Good sized understairs storage with light.

CLOAKROOM

W.C., wash hand basin, tiled ceramic floor with matching splashbacks. Downlighters. Window.

DINING KITCHEN

15' 0" x 9' 4" (4.57m x 2.84m)

Superbly fitted quality German kitchen with good range of wall and base units with contrasting worktops incorporating electric oven, ceramic hob, stainless steel cooker hood, washing machine, freestanding fridge/freezer. cupboard housing gas central heating boiler. Ceramic tiled floor. Fitted blinds. Front aspect.

LOUNGE

16' 5" x 12' 0" (5.00m x 3.65m)

Lovely room with French doors leading to rear garden. Curtains and fitted blind.

FIRST FLOOR

LANDING

Loft access. Airing cupboard with fitted shelving.

BATHROOM

Modern suite comprising bath with shower over and fitted glass screen, w.c., wash hand basin, ceramic tiled floor and splashbacks, chrome ladder style heated towel rail, built-in mirror fronted cabinet, fitted blind, downlighters, Xpelair.

BEDROOM 2

12' 1" x 9' 4" (3.68m x 2.84m)

Rear aspect with pleasant views over garden. Freestanding wardrobe and matching double bed. Professionally fitted curtains.

BEDROOM 1

14' 11" x 8' 10" (4.54m x 2.69m)

Built-in wardrobes. TV point. Fitted blind. Front aspect.

BEDROOM 3

9' 1" x 7' 4" (2.77m x 2.23m)

Front aspect. Freestanding chest of drawers. Professionally fitted blind.

OUTSIDE

Good sized driveway to front and side. Open plan lawned area to front. Private landscaped rear garden with good range of shrubs and plants, paved patio and lawn. Side access gate.

SERVICES

Mains water, drainage and electricity. Gas central heating. uPVC double glazing. Extra 'show home' quality fixtures and fittings throughout.

POSSESSION

Vacant possession on completion of purchase. Freehold. 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.





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Since 1854



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