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8 Ballastrooan, Colby, IM9 4NR
Asking Price £315,000

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Requiring modernisation, this detached chalet bungalow is situated in a sought after location, enjoying superb outlook to the rear across neighbouring fields. Accommodation comprises lounge/dining, family room, dining kitchen, 3 bedrooms and bathroom. Outside is a private rear garden overlooking fields, with garage and driveway to the front. No onward chain.



LOCATION

Travelling from Port Erin on the A7 into Colby, turn left just before the Glen Road into Ballastroan. Follow the road along to where it bears right, and number 8 can be found on the left hand side just after the bend.

LOUNGE/DINING

18' 4" x 12' 8" (5.59m x 3.87m)

Large front windows allowing plenty of natural daylight.

DINING KITCHEN

15' 9" x 10' 11" (4.80m x 3.32m)

Fitted with a range of wall and base units with contrasting worktops, comprising ceramic hob, stainless steel sink unit, double oven, built-in store cupboard. Worcester oil central heating boiler. Door to outside.

HALLWAY

Enclosed staircase leading to first floor.

FAMILY ROOM

20' 5" x 12' 1" (6.22m x 3.69m)

Good sized room with door to rear garden. Lovely views over open fields.

BEDROOM 1

11' 0" x 11' 5" (3.35m x 3.48m)

Good sized double bedroom. Rear aspect with nice outlook.

BATHROOM

Suite comprising bath, w.c., wash hand basin.

FIRST FLOOR

LANDING

Storage area.

BEDROOM 2

12' 1" x 11' 7" (3.68m x 3.52m)

Rear aspect. Wonderful views over open fields. Undereaves storage.

BEDROOM 3

12' 0" x 9' 8" (3.66m x 2.94m)

Loft access. Built-in wardrobes. Airing cupboard.

OUTSIDE

Private rear garden mainly laid to lawn and patio area. Lovely views over open fields. Side access to both sides of the property. Lawned front garden and driveway.

GARAGE

18' 7" x 8' 4" (5.67m x 2.54m)

Generous sized single garage (currently used as a workshop). Front access door. Light and power.

SERVICES

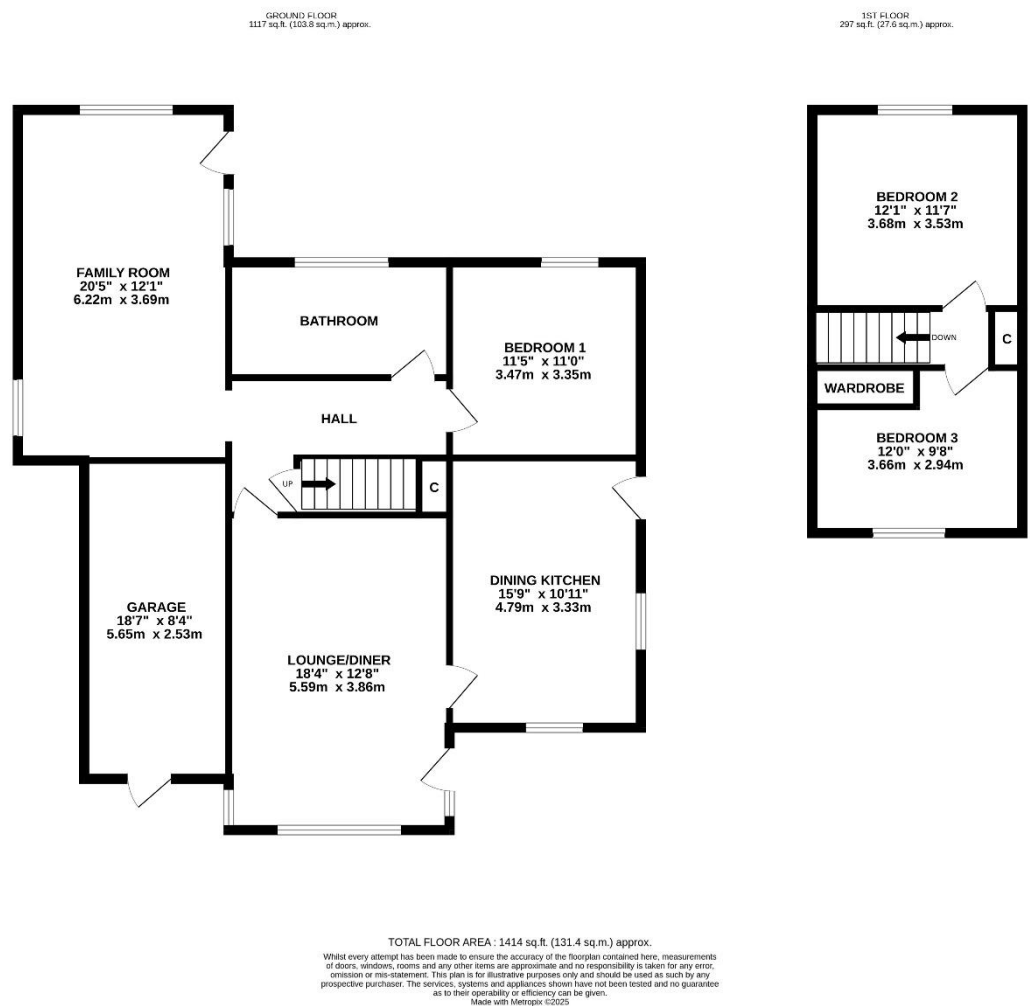
Mains water, drainage and electricity. Oil central heating. uPVC double glazing. Boiler 2 months old.

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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