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Perwick, Clifton Road North, Port St Mary, IM9 5HB
Asking Price £349,000

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'Perwick' is a semi-detached dormer bungalow situated in a quiet location, yet within walking distance to all Port St Mary amenities, shops, golf course and picturesque harbour. The ground floor accommodation includes well proportioned lounge/dining room, fitted kitchen, integral garage, 2 double bedrooms and bathroom. The first floor has a substantial 3rd bedroom. Outside to the rear is a large lawned garden and patio area, with generous driveway to the side of the property.





LOCATION

Travelling into Port St Mary along Bay View Road, proceed through the one way system along Park Road and follow into Fistard Road. Bear left onto Clifton Road North and 'Perwick' can be found on the left hand side.

ENTRANCE PORCH

Tiled floor. Door to:

HALLWAY

Built-in storage cupboard. Enclosed staircase to first floor.

LOUNGE/DINING ROOM

15' 5" x 12' 0" (4.70m x 3.65m)

Square bay window with views over the front garden. Multi-fuel burning stove on slate hearth.

KITCHEN

11' 10" x 9' 3" (3.60m x 2.82m)

Excellent range of fitted wall and base units with contrasting solid wooden worktops, incorporating 1 1/2 bowl Belfast sink unit, glass display cupboards, double oven, ceramic hob with concealed extractor hood, tiled splashbacks and washing machine. Lovely views over rear garden. Door to:

REAR PORCH

Door to outside. Opening to:

INTEGRAL GARAGE

21' 10" x 9' 0" (6.65m x 2.74m)

Sectional up and over door. Light and power. Oil central heating boiler. Access door.

BEDROOM 1

13' 3" x 11' 0" (4.04m x 3.35m)

(Rear aspect) Bright and airy room with square bay window enjoying pleasant views over the rear garden.

BEDROOM 2

11' 0" x 10' 10" (3.35m x 3.30m)

(Front aspect) Built-in wardrobe.

BATHROOM

White suite comprising bath with shower over and bi-folding screen, w.c., wash hand basin in vanity unit, half tiled walls and chrome ladder style towel rail.

FIRST FLOOR

BEDROOM 3

28' 1" x 15' 9" (8.55m x 4.80m)

Substantial dual aspect room with exposed floorboards. Four x under- eaves storage cupboards.

OUTSIDE

To the rear of the property is a large mainly laid to lawn garden with well established bushes and trees. Greenhouse and oil tank. To the front is a lawned garden with colourful plants & shrubs. Generous front driveway.

SERVICES

Mains drainage, water and electricity. uPVC double glazing. Oil central heating. Manx Telecom Fibre ready. New carpets. Recently decorated throughout internally.

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.





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