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10 Eagle Mews, Marina Lane, Port Erin, IM9 6LB  
**Asking Price £249,950**

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A modern mid terraced house situated in the heart of Port Erin village, with private rear garden and parking. Accommodation comprises downstairs cloakroom, light and airy open plan lounge/kitchen/dining room, a good-sized conservatory extends the living space and opens out to an easy-to-maintain garden, perfect for relaxing or entertaining., 3 bedrooms and bathroom. Convenient location - just a minute's walk to shops, restaurants and Port Erin beach! Would benefit from some modernisation giving you the opportunity to add your personal touch. No onward chain.







## LOCATION

Go along Station Road and take a right hand turn onto the Promenade, then take the second turning on the right into Marina Lane, number 10 Eagle Mews can be found at the far end of the lane.

## **ENTRANCE HALLWAY**

Staircase leading to first floor.

## **CLOAKROOM**

W.C., wash hand basin, tiled splashbacks.

## **LOUNGE/DINING/KITCHEN**

16' 4" x 10' 8" (4.97m x 3.25m)

Lovely light and airy open plan area with excellent seating and dining space. Kitchen comprising white gloss fronted wall and base units, contrasting worktops, sink unit, electric oven, gas hob, cooker hood, plumbing for washing machine, space for fridge/freezer. 2 x double doors to:

## **CONSERVATORY**

9' 10" x 9' 9" (2.99m x 2.97m)

Good sized conservatory with door to the rear garden.

## **FIRST FLOOR**

## **LANDING**

## **BEDROOM 1**

9' 2" x 13' 1" (2.79m x 3.98m)

Good sized room with built-in wardrobes. Front aspect. Peeps of the sea!

## **BEDROOM 2**

7' 7" x 8' 5" (2.31m x 2.56m)

Rear aspect with views over the garden..

## **BEDROOM 3**

7' 6" x 8' 1" (2.28m x 2.46m)

Rear aspect.

## **BATHROOM**

Comprising of bath with shower over, w.c., hand wash basin, tiled walls.

## **OUTSIDE**

Easy to maintain pretty rear garden set out over two levels with seating area, raised beds and built-in BBQ. Parking area to front.

## **SERVICES**

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

## **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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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

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