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3 Lime Street, Port St Mary, IM9 5ED  
**Asking Price £265,000**

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Superbly situated on the harbourside! This characterful Manx stone cottage boasts panoramic sea views out to Bay Ny Carrickey. The accommodation comprises, lounge, dining kitchen, sun room, 3 bedrooms, shower room and cloakroom. The property would benefit from some modernisation, however, with stunning views and village amenities close by, this has the potential to be a fantastic home. No onward chain.





## LOCATION

Travelling out of Port Erin on Station Road, continue to the Four Roads roundabout. Take the 3rd exit to Port St Mary and continue down the High Street, past the shops, and bear right into Park Road. Take the second left into Queens Road. Proceed to the bottom of the road and turn left, and left again into Lime Street. Number 3 can be located towards The Yacht Club on the right hand side.

## **ENTRANCE PORCH**

Glazed door to:

## **LOUNGE**

13' 10" x 13' 5" (4.21m x 4.10m)

Front aspect. Well proportioned bright room.

## **DINING KITCHEN**

11' 7" x 11' 0" (3.52m x 3.35m)

Good range of beech fronted wall and base units with contrasting worktops, incorporating stainless steel sink unit, fridge/freezer, washing machine, tiled splashbacks. Cupboards housing hot water tank (emersion heater). Wooden open stairs to first floor. Door to:

## **SUN ROOM**

7' 2" x 8' 11" (2.18m x 2.73m)

Lovely light room overlooking the pretty rear garden. Door to outside.

## **CLOAKROOM**

Wash hand basin, w.c., Xpelair.

## **FIRST FLOOR**

## **LANDING**

Open wooden stairs to second floor.

## **BEDROOM 1**

11' 3" x 14' 3" (3.44m x 4.35m)

Front aspect. 2 Built-in wardrobes with sliding mirrored doors.

## **BEDROOM 2**

10' 7" x 5' 6" (3.23m x 1.67m)

(Single) Rear aspect. Lovely outlook with sea and harbour views. Built-in wardrobe.

## **SHOWER ROOM**

White suite with shower enclosure, w.c., wash hand basin, large built-in mirror and fully tiled walls.

## **SECOND FLOOR**

## **BEDROOM 3**

16' 6" x 9' 3" (5.02m x 2.83m)

Super sea and harbour views. Built-in wardrobes. Loft access.

## **OUTSIDE**

Pretty rear walled garden with gated access direct onto the harbour. Storage shed. General parking on harbourside.

## **SERVICES**

Mains water, drainage and electricity. Electric central heating. Everest uPVC double glazing (approx 3 years old). Would benefit from some modernisation. No onward chain.

## **POSSESSION**

Vacant possession on completion. 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.

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