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Shear, Ballakillowey Road, Colby, IM9 4BD
Asking Price £399,000

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Picturesque semi-rural location with superb views across open countryside towards Bradda Head and Fleshwick. This well presented chalet style detached bungalow comprises spacious lounge, bright and airy sun room, well fitted kitchen, generous dining room, 3 bedrooms, bathroom and cloakroom. Outside to the rear is a beautifully maintained lawned garden with patio area and to the front is a lovely landscaped lawn and driveway. Would benefit from some modernisation.





LOCATION

Travelling out of Port Erin on Station Road, travel to the Four Roads roundabout and take the first left onto Church Road. Continue along to the mini roundabout, go straight across, and proceed up the hill where Shear can be found, 4th bungalow on the right hand side.

PORCH

Door to:

ENTRANCE HALLWAY

14' 5" x 4' 5" (4.39m x 1.34m)

Staircase leading to first floor. Understairs cupboard and cloaks cupboard.

LOUNGE

14' 3" x 14' 3" (4.34m x 4.34m)

Bright and airy room with large window showcasing beautiful uninterrupted views across open fields and towards Bradda Head. Tiled fireplace with electric fire inset.

BEDROOM 1

11' 9" x 12' 2" (3.59m x 3.72m)

Lovely open rural views over neighbouring fields. Pleasant views towards Port Erin.

KITCHEN

13' 11" x 7' 11" (4.24m x 2.41m)

Well fitted kitchen with a good selection of wall and base units, contrasting worktops incorporating stainless steel sink unit, gas cooker, space for fridge/freezer and plumbing for washing machine. Door to:

REAR PORCH

Velux window. Steps down to:

SUN ROOM

8' 0" x 5' 11" (2.45m x 1.8m)

Rear and side aspect with lovely distant sea views. Door to outside.

BATHROOM

8' 9" x 5' 6" (2.67m x 1.67m)

White suite comprising panelled bath with shower over, w.c., wash hand basin.

DINING ROOM

10' 5" x 12' 4" (3.17m x 3.76m)

Rear aspect with pleasant views over rear garden.

FIRST FLOOR

LANDING

BEDROOM 3

9' 0" x 9' 3" (2.75m x 2.83m)

Built-in wardrobe. Undereaves storage.

CLOAKROOM

6' 6" x 5' 10" (1.97m x 1.78m)

Wash hand basin, w.c., built-in airing cupboard.

BEDROOM 2

15' 2" x 9' 1" (4.63m x 2.76m)

Superb views over open fields, hills and distant sea views. Built-in wardrobe. Undereaves storage.

OUTSIDE

To the front of the property is a lovely landscaped lawn and driveway. To the rear is paved patio area and large lawn.

GARAGE

16' 8" x 11' 9" (5.08m x 3.58m)

Up and over electric door, light and power, gas boiler, garden tap.

SERVICES

Mains water, drainage and electricity. Gas central heating. uPVC double glazing. Would benefit from some modernisation.

POSSESSION

Freehold. Vacant possession on completion.

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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