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9 Milner Close, Port Erin, IM9 6BG
Asking Price £425,000

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Spacious modern detached house, located within walking distance to shops, amenities and beach! Good sized bright and airy accommodation comprises lounge, breakfast kitchen, dining room, cloakroom and conservatory on the ground floor. On the first floor are 3 double bedrooms, en-suite shower room and family shower room. Outside is a private south-west facing rear garden, detached garage and large driveway to the side. The property is offered with no onward chain.





LOCATION

Travelling out of Port Erin on Station Road, take the third turning on the left into Milner Close where number 9 can be found on the left hand side.

ENTRANCE PORCH

Door to:

HALLWAY

Staircase leading to first floor. Understairs store cupboard.

CLOAKROOM

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

LOUNGE

13' 5" x 10' 6" (4.08m x 3.20m)

Bright room benefitting from a large floor to ceiling front window. Feature fireplace with electric fire inset.

BREAKFAST KITCHEN

9' 0" x 17' 3" (2.75m x 5.26m)

Fitted with a good range of beech fronted wall and base units with contrasting worktops, incorporating double oven, gas hob, composite sink unit, dishwasher, space for fridge/freezer, Vaillant gas central heating boiler. Door to outside.

DINING ROOM

10' 8" x 8' 10" (3.26m x 2.68m)

Light well proportioned room with sliding patio doors to:

CONSERVATORY

7' 10" x 10' 11" (2.40m x 3.34m)

Lovely views over the private rear garden. Fitted blinds. Door to outside.

FIRST FLOOR

LANDING

Loft access. Built-in airing cupboard.

BEDROOM 1

9' 0" x 13' 6" (2.75m x 4.11m)

Excellent range of built-in furniture with mirror fronted wardrobes.

EN-SUITE SHOWER ROOM

White suite comprising shower cubicle, w.c., wash hand basin, 1/2 tiled walls, shaver point and light, cupboard, mirror and Xpelair.

BEDROOM 2

11' 0" x 9' 5" (3.35m x 2.88m)

Front aspect.

BEDROOM 3

11' 0" x 10' 8" (3.35m x 3.24m)

Rear aspect overlooking the rear garden.

SHOWER ROOM

Large walk in shower, w.c., wash hand basin in vanity unit. Fully tiled walls, chrome ladder style towel rail, light and shaver point, mirror and Xpelair.

OUTSIDE

To the rear is a private south-west facing, mainly laid to lawn garden with good sized patio area, hedged perimeter and side access. To the front is an open plan lawned area and generous block paved driveway to the side.

DETACHED GARAGE

Light and power, electric up and over door. Access door.

SERVICES

Mains water, drainage and electricity. uPVC double glazing throughout. Gas central heating (boiler approximately 2 years old).

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. 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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