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33 Magher Garran, Port Erin, IM9 6BZ
Asking Price £269,000

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Modern mid-terraced house, situated on a popular development, just a short walk away from shops, beach and village amenities. The superbly presented accommodation comprises lounge, dining room, well fitted kitchen, 3 bedrooms and bathroom. Outside is a south-west facing rear garden. General parking area. Viewing highly recommended to appreciate this lovely home!





LOCATION

Travelling out of Port Erin along Station Road, take the left turn into Ballafesson Road. Continuing along, take the fourth turning on the right into The Ponyfields development. Proceed ahead where the property can be found along on the left hand side.

HALLWAY

Staircase leading to first floor. Door to:

LOUNGE

12' 5" x 13' 10" (3.78m x 4.21m)

Front aspect. Good sized understairs store cupboard. Square archway to:

DINING ROOM

9' 2" x 9' 2" (2.79m x 2.79m)

Newly fitted door leading to rear garden.

KITCHEN

9' 2" x 7' 8" (2.79m x 2.34m)

Well appointed kitchen with good range of wall and base units, contrasting worktops, 1 1/2 bowl stainless steel sink unit, electric oven, gas hob, brushed steel splashback, extractor hood, corner storage unit with built-in circular chopping board, dishwasher, washing machine, wall mounted microwave,, built-in wine rack, tiled splashbacks and wall mounted Vaillant gas central heating boiler. Vinyl flooring. Freestanding fridge/freezer. Additional freestanding fridge and freezer. Pleasant views over rear garden.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

10' 5" x 10' 9" (3.17m x 3.27m)

Rear aspect with views over garden.

BEDROOM 2

10' 10" x 9' 1" (3.30m x 2.77m)

Front aspect.

BEDROOM 3

7' 10" x 7' 3" (2.39m x 2.21m)

Built-in wardrobe. Front aspect.

BATHROOM

White suite comprising panelled bath with shower over and glazed screen, w.c., wash hand basin and half tiled walls. Vinyl flooring.

OUTSIDE

South-West facing rear garden mainly laid to lawn with patio area. Fenced and rear access gate. General parking area.

SERVICES

Mains water, drainage and electricity (New smart meter) Gas central heating. New uPVC double glazed windows throughout. New composite front door. New rear door.

POSSESSION

Freehold. Vacant possession on completion. The company do not hold themselves

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