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Bay View House, Victoria Square, Port Erin, IM9 6LD  
**Asking Price £299,000**

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Elegant end terraced Victorian house, situated just off The Promenade, enjoying lovely sea views from top floor and towards Bradda Head. Accommodation comprises 5 bedrooms, 3 reception rooms, attic room, kitchen, 3 basement rooms, kitchenette, shower room, bathroom and 2 cloakrooms. Outside is a small side yard area. Would benefit from some modernisation. No onward chain.





## LOCATION

Travelling through Port Erin, from Four Roads roundabout, along Station Road, bear right onto The Promenade. Proceed ahead and turn 3rd right into Victoria Square. The property is located on the right hand side.

## **PORCH**

Original tiled floor. Half glazed door to:

## **ENTRANCE HALLWAY**

Staircase to first floor. Understairs cupboard with staircase leading down to basement.

## **RECEPTION ROOM 1**

16' 11" x 14' 8" (5.15m x 4.47m)

Large bay window to front.

## **RECEPTION ROOM 2**

12' 4" x 11' 4" (3.76m x 3.45m)

Original built-in alcove cupboards. Rear aspect.

## **RECEPTION 3**

17' 5" x 12' 6" (5.30m x 3.81m)

Door to outside.

## **KITCHENETTE**

9' 8" x 7' 9" (2.94m x 2.36m)

Wall units with worktops, plumbing for washing machine, stainless steel sink unit, ceramic hob, space for oven. Consumer unit.

## **SHOWER ROOM**

Shower cubicle with 'Mira Jump' electric shower, w.c., wash hand basin, tiled splashbacks.

## **FIRST FLOOR**

## **HALF LANDING**

Staircase to landing.

## **KITCHEN**

12' 9" x 8' 1" (3.88m x 2.46m)

Well fitted with wall and base units and contrasting worktops incorporating ceramic hob, electric oven, plumbing for washing machine, stainless steel sink unit, point for fridge/freezer, space for dryer.

## **BATHROOM**

Suite comprising cast iron bath with shower over, wash hand basin.

## **SEPARATE W.C.**

W.C., window.

## **LANDING**

Staircase to second floor.

## **DINING ROOM**

13' 7" x 11' 6" (4.14m x 3.50m)

Rear aspect.

## **SITTING ROOM**

16' 11" x 13' 7" (5.15m x 4.14m)

Front aspect with bay window. Victorian style open fireplace with cast iron inset, tiled slips and hearth.

## **BEDROOM 1**

10' 2" x 7' 9" (3.10m x 2.36m)

Front aspect. Wash hand basin.

## **SECOND FLOOR**

## **HALF LANDING**

Staircase to landing. Velux.

## **SHOWER ROOM**

11' 6" x 9' 8" (3.50m x 2.94m)

Shower cubicle, w.c., wash hand basin.

## **SEPARATE W.C.**

W.C., tiled splashbacks.

## **BEDROOM 2**

8' 7" x 7' 9" (2.61m x 2.36m)

## **LANDING**

Enclosed staircase to attic room

## **BEDROOM 3**

13' 1" x 11' 6" (3.98m x 3.50m)

Wash hand basin.

## **BEDROOM 4**

16' 9" x 13' 1" (5.10m x 3.98m)

Lovely sea views and towards Bradda Head.  
Wash hand basin.

### **BEDROOM 5**

10' 5" x 7' 10" (3.17m x 2.39m)

Sea views and across to Bradda Head. Wash hand basin.

### **THIRD FLOOR**

### **ATTIC ROOM**

19' 4" x 9' 5" (5.89m x 2.87m)

Limited head room. 2 x Velux.

### **BASEMENT**

### **ROOM 1**

25' 9" x 19' 11" (7.84m x 6.07m)

Worcester oil central heating boiler and Megaflo. Light and power.

### **WORKSHOP AREA**

14' 5" x 12' 10" (4.39m x 3.91m)

### **OUTSIDE**

Narrow side yard area with steps leading down to basement.

### **SERVICES**

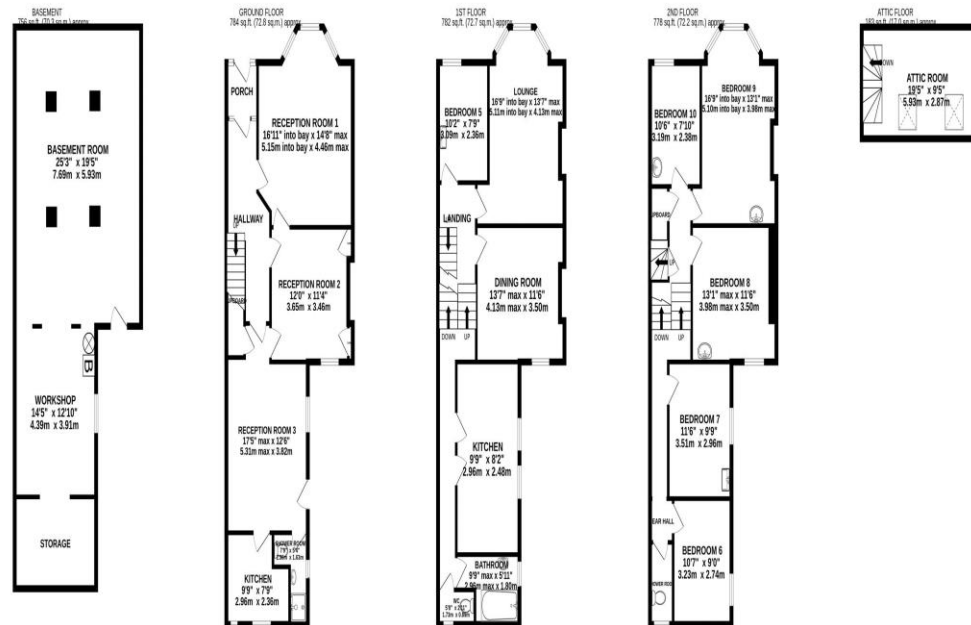
Mains water, drainage and electricity. Oil central heating. uPVC double glazing. Re-roofed approx 2010. Rendered and structural work carried out approx 2015.

### **POSSESSION**

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TOTAL FLOOR AREA: 3282 sq.ft. (304.9 sq.m.) approx.

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