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14 Ballakneale Avenue, Port Erin, IM9 6ND
Asking Price £365,000

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Newly refurbished to high specification, this detached true bungalow is situated in a desirable location, just a short walk to the village amenities and beach. The accommodation comprises generous sized lounge, dining kitchen, family room/dining room, utility room, 2 double bedrooms, bathroom. Outside to the rear, is good sized lawned garden and large patio area, with a lawned garden, double driveway and garage to the front. Viewings highly recommended to appreciate this lovely home!





LOCATION

Travelling out of Port Erin along Station Road, turn left into Ballafesson Road take the second left into Bay View Road, continue along and take the second turning on the right hand side into Ballakneale Avenue. Proceed ahead a short distance where number 14 can be found on the left hand side.

ENTRANCE HALLWAY

Bright and welcoming hallway. Karndean flooring. Loft access (part boarded with ladder and light).

LOUNGE

13' 5" x 14' 7" (4.09m x 4.44m)

Well proportioned room with large picture window, pleasant views out towards the distant hills.

DINING KITCHEN

11' 3" x 12' 0" (3.44m x 3.65m)

Stylish excellent range of white wall and base units with contrasting wood effect worktops, comprising 1 1/2 stainless steel bowl sink unit, ceramic hob, oven, stainless steel and glass cooker hood, integral dishwasher, tiled splashbacks, downlighters. Lovely views out to the distant hills. Step down to:

FAMILY ROOM/DINING ROOM

13' 4" x 7' 10" (4.06m x 2.38m)

Dual aspect. Wood laminate flooring, downlighters. Door to outside. Door to:

UTILITY ROOM

6' 6" x 7' 8" (1.98m x 2.34m)

Comprising white gloss wall and base units with contrasting worktops, plumbing for washing machine, space for dryer, downlighters, Xpelair.

BEDROOM 1

9' 11" x 13' 5" (3.02m x 4.09m)

Front aspect. Built-in double wardrobes.

BEDROOM 2

11' 4" x 12' 0" (3.45m x 3.65m)

Front aspect.

BATHROOM

Modern white suite comprising bath, corner shower cubicle, w.c., wash hand basin in vanity unit, mirror, chrome ladder style towel rail, Xpelair, tiled splashbacks, downlighters.

GARAGE

(Suitable for storage only) Up and over door, light and power. Megaflo, New oil central heating boiler.

OUTSIDE

To the rear is a mainly laid to lawn fenced garden with large patio area and side access gate. To the side is established flower beds. Oil tank. To the front is a lawned walled garden and double driveway.

SERVICES

Mains water, drainage and electricity. Oil central heating. Newly refurbished throughout, partly re-wired, replumbed, PVC double glazing.

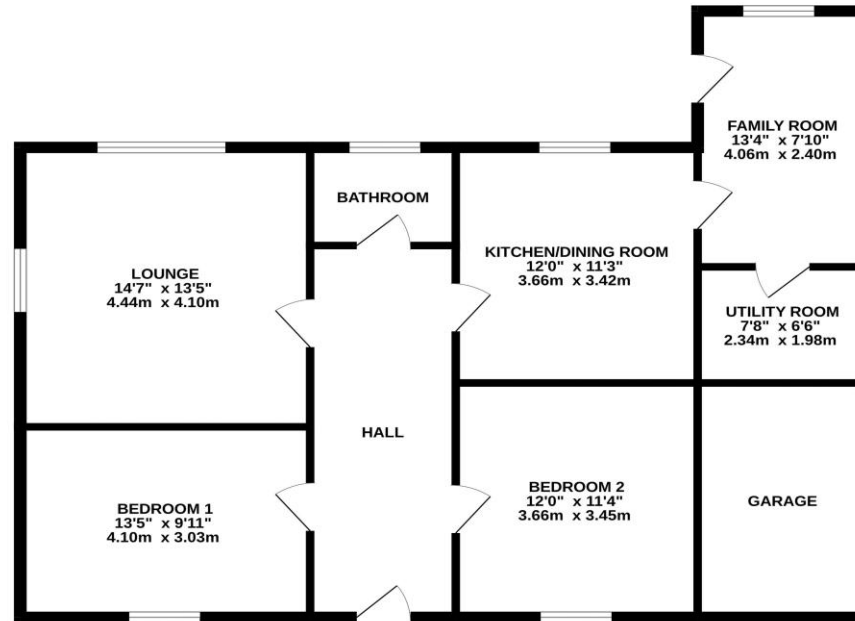
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GROUND FLOOR



TOTAL FLOOR AREA: 976sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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