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3 Spaldrick View, Port Erin, IM9 6PB
Asking Price £279,000

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A pretty semi-detached cottage, situated in a private sheltered location, being just a short walk to the beach, shops and amenities. The well presented accommodation comprises sitting room, breakfast kitchen, utility area and bathroom on the ground floor, whilst upstairs are 2 double bedrooms. Outside is a private rear lawned garden and driveway for 1 car. The property is offered with no onward chain.





LOCATION

Travelling through Port Erin along Station Road, bear right onto The Promenade and proceed up the hill passing the Golf Course on the right hand side. Continue along and 3 Spaldrick View can be found along on the right hand side via small lane.

HALL

Good sized understairs cupboard.

SITTING ROOM

10' 3" x 10' 0" (3.13m x 3.06m)

Fireplace with electric fire inset (currently blocked off but could be opened up). Beamed ceiling. Pleasant views over rear garden.

BREAKFAST KITCHEN

8' 10" x 10' 4" (2.68m x 3.14m)

Well fitted with wooden fronted wall and base units with contrasting worktops incorporating 1 1/2 bowl stainless steel sink unit, Hotpoint ceramic hob with extractor above and electric oven. Front aspect overlooking garden. Newly fitted vinyl flooring.

UTILITY AREA

8' 2" x 10' 3" (2.48m x 3.12m)

Good sized room with door leading to outside. Vaillant gas central heating boiler. Plumbing for washing machine. Loft access (for storage). Staircase leading to first floor.

BATHROOM

Suite comprising panelled bath with shower attachment, w.c., wash hand basin with worktop and cupboards under. Built-in cupboard. Xpelair. Newly fitted vinyl flooring.

FIRST FLOOR

LANDING

BEDROOM 1

10' 0" x 10' 4" (3.05m x 3.14m)

Built-in cupboard. Beamed ceiling. Views over rear garden.

BEDROOM 2

10' 4" x 8' 9" (3.14m x 2.67m)

Beamed ceiling. Views over rear garden and towards Bradda.

OUTSIDE

Pretty lawned rear garden. Wooden shed. Driveway for 1 car. *** please note - the property next door has right of way to rear.

SERVICES

Mains water, drainage and electricity. Gas central heating.

POSSESSION

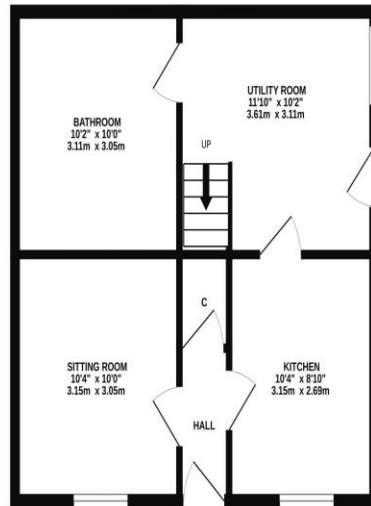
Freehold. Vacant possession on completion. No onward chain. The property currently has '3 Star Holiday Let' rating. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby

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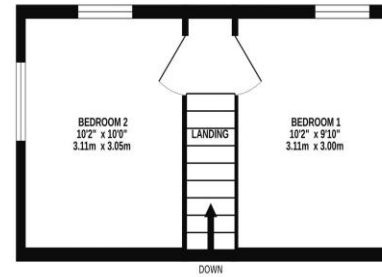




GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.4 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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