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125 Magher Garran, Port Erin, IM9 6DA
Asking Price £310,000

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A well presented extended semi-detached house, in an excellent convenient location with easy access to all village amenities, shops and beach. The ground floor accommodation includes good sized lounge, contemporary dining kitchen, snug and conservatory. Upstairs there are 4 bedrooms, en-suite shower room and bathroom. Outside to the rear is a south facing lawned garden with decked area and driveway to the front.





LOCATION

Travelling out of Port Erin along Station Road, take the first 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 right hand side.

ENTRANCE HALL

Staircase leading to first floor.

LOUNGE

13' 10" x 12' 4" (4.21m x 3.76m)

Freestanding Dimplex Optimist electric fire with surround. Double doors to:

DINING KITCHEN

25' 9" x 9' 8" (7.84m x 2.94m)

Superbly fitted contemporary grey gloss wall and base units with contrasting worktops, decorative tiled splashbacks, electric cooker, fridge/freezer, washing machine, 1 1/2 composite sink unit with boiling hot water tap. Double doors to:

CONSERVATORY

11' 0" x 10' 6" (3.35m x 3.20m)

French doors opening to rear garden.

SNUG

9' 2" x 8' 0" (2.79m x 2.44m)

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

14' 11" x 8' 0" (4.54m x 2.44m)

Front aspect.

EN-SUITE SHOWER ROOM

White suite comprising, walk in shower cubicle, wash hand basin, w.c., tiled splashbacks.

BEDROOM 2

10' 5" x 9' 8" (3.17m x 2.94m)

Rear aspect.

BEDROOM 3

10' 5" x 9' 1" (3.17m x 2.77m)

BEDROOM 4

7' 9" x 7' 1" (2.36m x 2.16m)

Front aspect. Fitted shelving.

BATHROOM

Modern white suite comprising panelled bath with shower over, w.c., wash hand basin, mirrored cabinet, chrome ladder style towel rail, fully tiled walls.

OUTSIDE

To the rear is a private south facing lawned garden with large decked area, good sized wooden shed. To the front is an open plan garden and driveway.

SERVICES

Main water, drainage and electricity. Gas central heating. uPVC double glazing. Composite front door. Carpets included.

POSSESSION

Vacant possession on completion of purchase. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

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