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7 Erin Lane, Port Erin, IM9 6FE
Asking Price £579,000

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Superbly presented 4 bedroomed detached house, situated in a quiet cul-de-sac location, offering spacious light and airy accommodation including lounge, family room, dining kitchen leading to a fabulous large sun room. utility room, cloakroom and integral garage. Upstairs consists of 4 double bedrooms, the master with a well fitted en-suite bathroom, plus a family bathroom. Outside is a large rear garden with decked area and at the front is good sized driveway.





LOCATION

Travelling out of Port Erin along Station Road, turn right just past the Chapel into Droghadfayle Road. Proceed ahead, over the level crossing, and turn left into Erin Way. Travel straight ahead and turn second left into Erin Lane. Number 7 is at the end cul-de-sac on the left hand side.

ENTRANCE HALLWAY

Staircase leading to first floor. Karndean flooring.

CLOAKROOM

W.C, wash hand basin, tiled splashbacks, Xpelair.

FAMILY ROOM

15' 4" x 11' 1" (4.67m x 3.38m)

Bright and airy room. Karndean flooring. Downlighters. Front aspect.

LOUNGE

14' 9" x 13' 3" (4.49m x 4.04m)

Modern spacious room. Front aspect. Double doors to:

DINING KITCHEN

25' 9" x 11' 3" (7.84m x 3.43m)

Good range of beech fronted wall and base units with worktops incorporating 1 1/2 bowl stainless steel single drainer sink unit, mid tiling, gas hob, double electric oven, fridge/freezer and integral dishwasher. Tiled floor, large central island with integral wine rack, wood top, downlighters. Opening to:

SUN ROOM

18' 4" x 19' 3" (5.58m x 5.86m)

Lovely light room overlooking the rear garden. French doors to outside. Underfloor heating. Window seating with storage underneath.

UTILITY ROOM

5' 4" x 11' 0" (1.62m x 3.35m)

Base units with worktops, stainless steel single drainer sink unit, plumbed for washing machine, space for dryer, tiled floor, downlighters. Door to outside. Door to:

INTEGRAL GARAGE

17' 0" x 9' 0" (5.18m x 2.74m)

Electric up and over door. Gas central heating boiler, stainless steel sink unit, plumbed for washing machine. Loft access.

FIRST FLOOR

LANDING

Loft access (half boarded). Built-in airing cupboard.

BEDROOM 1

13' 9" x 14' 10" (4.19m x 4.52m)

Rear aspect with pleasant views to distant hills.

EN-SUITE BATHROOM

Newly fitted white suite comprising panelled bath, corner shower, w.c., wash hand basin, grey ladder style heated towel rail, fully tiled walls and floor, Xpelair.

BEDROOM 2

13' 5" x 12' 2" (4.09m x 3.71m)

Front aspect. Wall of wardrobes.

BEDROOM 3

14' 0" x 10' 8" (4.26m x 3.25m)

Good sized double room. Front aspect.

BEDROOM 4

14' 2" x 8' 10" (4.31m x 2.69m)

Rear aspect. Pleasant outlook over garden.

BATHROOM

White suite comprising panelled bath with shower over, wash hand basin, w.c., built-in cupboard, tiled flooring, Under floor heating, downlighters, Xpelair.

OUTSIDE

Large private lawned rear garden with generous decked area. Good sized block paved driveway for 3-4 cars.

SERVICES

Mains water, drainage and electricity. Gas central heating, UPVC double glazing. Wired at front for electric car charging point. Manx Telecom Fibre Broadband installed.

POSSESSION

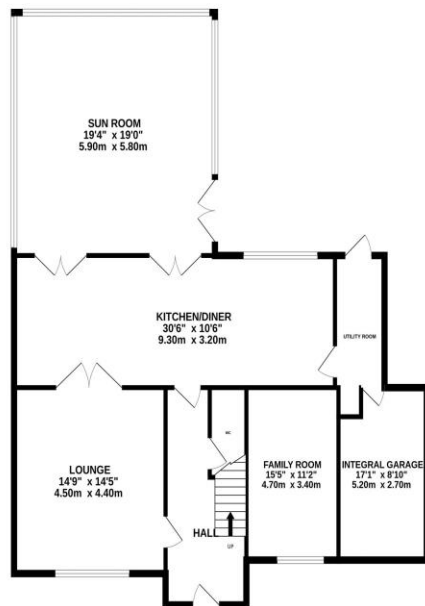
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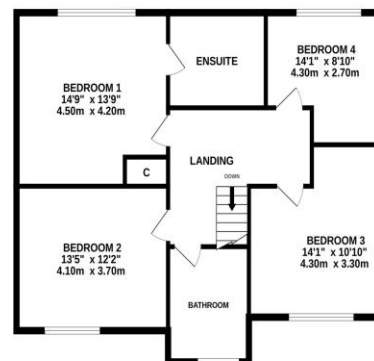




GROUND FLOOR
1404 sq.ft. (130.4 sq.m.) approx.



1ST FLOOR
1089 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA: 2493 sq.ft. (231.6 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 is given as to their operability or efficiency can be given.
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