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51 Arbory Street, Castletown, IM9 1LL  
**Asking Price £229,000**

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Mid terraced townhouse, ideally situated in the heart of Castletown with the amenities, shops and harbour just minutes away. Set over 3 floors, the spacious accommodation comprises lounge, dining area, breakfast kitchen and cloakroom on the ground floor. On the first floor is a bedroom and shower room, and 2 further bedrooms on the second floor. Outside to the rear is a paved courtyard. This property would benefit from modernisation, however offers great potential!







## LOCATION

Travelling out of Port Erin, take the Shore Road towards Castletown and turn right at the bypass into Arbory Road. Continue ahead passing Castle Rushen High School and bear straight ahead into Arbory Street. Number 51 can be found on the right hand side.

## **ENTRANCE PORCH**

Door to:

## **LOUNGE**

10' 10" x 12' 7" (3.29m x 3.84m)

Decorative fireplace. Built-in cupboards and shelving. Opening to:

## **DINING AREA**

10' 2" x 9' 9" (3.11m x 2.98m)

Built-in cupboards and shelving. Staircase to first floor.

## **INNER HALLWAY**

Large Walk-in cupboard with plumbing for washing machine, roof light.

## **CLOAKROOM**

W.C., wash hand basin.

## **BREAKFAST KITCHEN**

9' 3" x 14' 1" (2.81m x 4.30m)

Good range of wall and base units with contrasting worktops incorporating sink unit, electric cooker, fridge freezer and tiled splashbacks. Breakfast bar. Door to outside. Access to the loft (potential for bedroom, subject to planning permission)

## **FIRST FLOOR**

### **LANDING**

**Staircase to second floor**

## **SHOWER ROOM**

Suite comprising of corner shower, w.c., wash hand basin, partially tiled walls. Cupboard housing Alpha gas central heating boiler.

## **BEDROOM 1**

10' 11" x 13' 0" (3.33m x 3.96m)

Front aspect.

## **SECOND FLOOR**

### **LANDING**

Loft access. Exposed beam.

## **BEDROOM 2**

10' 8" x 11' 1" (3.24m x 3.37m)

Built-in wardrobes, wash hand basin. Beamed ceiling. Front aspect. (restricted head height)

## **BEDROOM 3**

13' 0" x 6' 8" (3.96m x 2.03m)

Built-in wardrobe, wash hand basin.

## **OUTSIDE**

### **SERVICES**

Mains water, drainage and electricity. Gas central heating. Partly uPVC double glazing (to rear).

### **POSSESSION**

Vacant possession on completion. Freehold. No onward chain. The company do not hold

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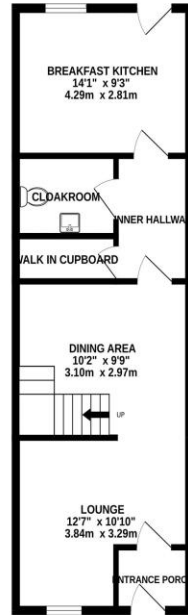








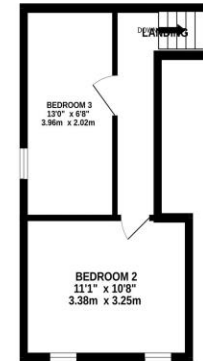
GROUND FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
272 sq.ft. (25.2 sq.m.) approx.



2ND FLOOR  
245 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.1 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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**DOUGLAS**  
31 Victoria Street  
Douglas IM1 2SE  
T. 01624 623778  
E. douglas@chrystals.co.im

**PORT ERIN**  
23 Station Road  
Port Erin IM9 6RA  
T. 01624 833903  
E. porterin@chrystals.co.im

**COMMERCIAL**  
Douglas Office: 01624 625100, commercial@chrystals.co.im

**RENTALS**  
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac.; Consultants: Keith Kerruish  
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