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41 Erin Way, Port Erin, IM9 6EF
Asking Price £289,000

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Superbly presented, this modern house is situated on the outskirts of a smart development, with lovely outlook across neighbouring fields. Accommodation comprises lounge, dining kitchen, 3 bedrooms and newly fitted bathroom. Outside is a south facing low-maintenance rear garden and driveway for 2 cars to the front. The property is being offered with no onward chain.





LOCATION

Travelling out of Port Erin along Station Road, turn right into Droghadfayle Road and proceed over the level crossing. Turn left into Erin Way and travel ahead into the newer development. Proceed up the hill and number 41 is along on the left hand side just before the turn into Erin Rise.

HALL

Staircase leading to first floor.

LOUNGE

15' 1" x 12' 3" (4.59m x 3.73m)

Large understairs store cupboard. Double half glazed doors to:

DINING KITCHEN

15' 6" x 11' 6" (4.72m x 3.50m)

Good range of modern beech fronted wall and base units with complementing worktops incorporating stainless steel sink unit, electric oven, gas hob, stainless steel cooker hood, plumbing for washing machine, space for fridge freezer, Valiant gas combi central heating boiler. French doors leading to south facing rear garden.

FIRST FLOOR

LANDING

Loft access. Built-in airing cupboard.

BEDROOM 1

14' 0" x 9' 0" (4.26m x 2.74m)

Front aspect with lovely distant views towards the hills.

BEDROOM 2

12' 6" x 8' 5" (3.81m x 2.56m)

Superb outlook with views over open fields.

BEDROOM 3

9' 0" x 8' 5" (2.74m x 2.56m)

Excellent views over neighbouring fields

BATHROOM

Newly fitted contemporary white suite comprising 'P' shaped bath with shower over, fitted screen, wash hand basin in fitted unit and w.c. Fully tiled walls Xpelair. Black ladder style heated towel rail. Large built-in cupboard. PVC ceiling with downlighters.

OUTSIDE

Open plan lawned front garden with driveway for 2 cars. To the rear is a good sized fenced, low maintenance, south facing garden with paved patio leading to raised gravelled area. Rear access gate. Outside tap.

SERVICES

Mains water, drainage and electricity. Gas central heating and uPVC double glazing. Newly fitted PVC front door

POSSESSION

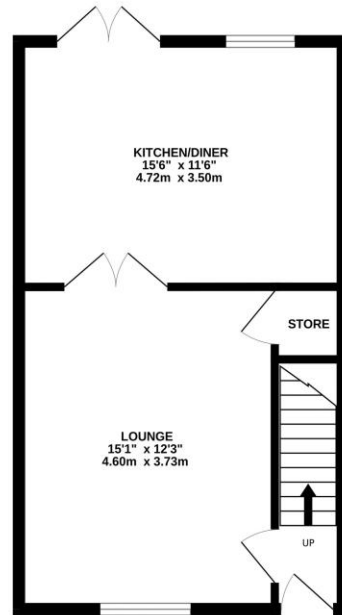
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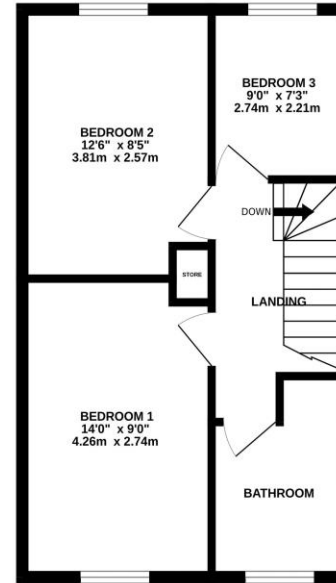




GROUND FLOOR



1ST FLOOR



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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 Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.