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Aldrick, Bradda West Lane, Port Erin, IM9 6PN  
**Asking Price £549,000**



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Situated in a superb elevated position, with magnificent sea views, this detached dormer bungalow offers 4 double bedrooms, lounge, dining room, kitchen, breakfast room, bathroom, shower room, cloakroom and double garage. Outside there is a private tiered rear garden and large raised patio area to front to enjoy the superb outlook! The property would benefit from some modernisation. No onward chain.





## LOCATION

Travelling through Port Erin on Station Road, proceed onto The Promenade and go straight ahead. Passing Rowany Golf Club, turn second left into Bradda West Road. Proceed ahead and bear right at the end. Left again and follow the road round to the right hand side. Aldrick is along on the left hand side towards end of cul-de-sac.

## **ENTRANCE PORCH**

Original 1940's tiled floor. Door to:

## **HALLWAY**

Large entrance hallway with staircase to first floor. Understairs store cupboard. Built-in cupboard.

## **CLOAKROOM**

W.C., and wash hand basin.

## **LOUNGE**

12' 6" x 12' 0" (3.81m x 3.65m)

Large picture window with superb views across Port Erin Bay and towards Calf of Man. Manx stone open fireplace. Feature Manx stone archway to:

## **DINING ROOM**

14' 7" x 12' 3" (4.44m x 3.73m)

French doors to outside. Storage area.

## **KITCHEN**

13' 11" x 8' 2" (4.24m x 2.49m)

Good range of wall and base units with contrasting worktops incorporating ceramic hob, electric oven, point for fridge/freezer, stainless steel sink unit, fitted shelving and tiled splashbacks. Tongue & groove ceiling. Oil central heating boiler. Step down to:

## **BREAKFAST AREA**

12' 0" x 7' 5" (3.65m x 2.26m)

Base units, stainless steel sink unit, plumbing for washing machine. Door to outside.

## **BEDROOM 4**

11' 8" x 11' 6" (3.55m x 3.50m)

Currently used as office. Fitted shelving. 2 x feature round side windows. (Rear aspect).

## **BEDROOM 3**

14' 10" x 12' 0" (4.52m x 3.65m)

Superb sea views and towards Calf of Man. Walk-in storage area.

## **SHOWER ROOM**

Tiled shower cubicle with electric shower, w.c., wash hand basin in unit with granite worktop, chrome heated towel rail, half tiled walls,

## **FIRST FLOOR**

## **LANDING**

Loft access. Built-in cupboard.

## **BEDROOM 2**

17' 4" x 14' 4" (5.28m x 4.37m)

Undereaves storage. Built-in store cupboard.

## **BEDROOM 1**

15' 0" x 14' 6" (4.57m x 4.42m)

Large dormer window with stunning views over Port Erin Bay and towards Calf of Man.

## **BATHROOM**

Suite comprising panelled bath with electric shower over, w.c., wash hand basin, fully tiled walls, mirrored cabinet and shaver point.

## **OUTSIDE**

Private tiered rear garden with paved patio and steps up to raised area to enjoy the super outlook! Shed, greenhouse and wood store. Oil tank to side. To front is paved patio, pond, lawned area and good sized driveway.

## **DOUBLE GARAGE**

16' 3" x 14' 10" (4.95m x 4.52m)

Electric up and over door. Light and power. Workbench and fitted shelf. Electric consumer unit. Double access doors.

## **POSSESSION**

Vacant possession on completion. Freehold. NO ONWARD CHAIN.

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