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Shee Ain, Ballafesson Road, Port Erin, IM9 6BT
Asking Price £345,000

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Well presented detached true bungalow, located in the heart of Port Erin and just a short level walk to the village and all local amenities. The spacious accommodation comprises generous lounge/dining, kitchen, conservatory, 3 bedrooms, bathroom and cloakroom. Outside is a private fenced south-west facing rear garden, partly laid to lawn, patio and decked area. A paved front garden, driveway with parking for 2/3 cars and integral garage. Offered with no onward chain.





LOCATION

Travelling out of Port Erin on Station Road, take the first left into Ballafesson Road, Shee Ain can be found on the left hand side.

ENTRANCE PORCH

Tiled floor. Door to:

LOUNGE/DINING ROOM

27' 2" x 22' 0" (8.27m x 6.70m)

Bright spacious room benefitting from large picture window. French doors leading to side patio.

KITCHEN

11' 9" x 7' 9" (3.58m x 2.36m)

Excellent range of fitted wall and base units with contrasting worktops, incorporating 1 1/2 stainless steel sink unit, electric oven, concealed cooker hood, ceramic hob, integral fridge/freezer, integral dishwasher, glass display cabinets, tiled splashbacks, downlighters. Step down to:

REAR PORCH

Built-in cupboard. Door to outside.

INNER HALLWAY

Access to loft (part boarded).

INTEGRAL GARAGE

15' 3" x 8' 11" (4.64m x 2.72m)

Plumbed for washing machine, electric up and over door.

BEDROOM 1

13' 9" x 9' 8" (4.19m x 2.94m)

Bright spacious room, built-in double wardrobes, sliding doors to:

CONSERVATORY

8' 0" x 8' 0" (2.44m x 2.44m)

Wood laminate flooring, overlooking the pretty rear garden. Door to outside.

BEDROOM 2

12' 9" x 8' 1" (3.88m x 2.46m)

Good range of built-in furniture. Rear aspect overlooking the garden.

CLOAKROOM

W.C., wash hand basin, tiled splashback.

BEDROOM 3

12' 0" x 7' 10" (3.65m x 2.39m)

Rear aspect. Cupboard housing boiler. Door to rear garden.

BATHROOM

Four piece white suite comprising, corner shower, panelled bath, w.c., pedestal wash hand basin, white ladder style towel rail, mirrored cabinet, partially tiled walls.

OUTSIDE

Fenced private rear garden, south west facing partially lawned, with shrubs and bushes around the perimeter, greenhouse and separate large decking area. Low maintenance front garden, additional paved patio area to the side, driveway with parking for 2/3 vehicles.

SERVICES

Mains water, drainage and electricity. Oil central heating. UPVC double glazing. Furniture for sale by negotiation.

POSSESSION

Vacant possession on completion of purchase. Freehold. No onward chain. 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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