



Alverstone & Detached Garage/Workshop, Ballafesson Road, Port Erin, IM9 6TR
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Asking Price £259,000

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SUITABLE FOR CASH BUYERS ONLY Alverstone is a detached bungalow in a semi-derelict condition and comprises lounge, kitchen, 2 bedrooms and attic room. This property requires full renovation or potential development opportunity for a replacement dwelling subject to planning approval. Located on Qualtroughs Lane, a short distance from Alverstone, is a large detached brick built garage/workshop, with walled boundary. Offered with no onward chain.





LOCATION

Travelling out of Port Erin along Station Road, take the first left onto Ballafesson Road. Continue ahead for approximately 1.5 miles and Alverstone can be found on the left hand side on Ballafesson corner. The detached garage/workshop is located on Qualtroughs Lane (take the right turn just before Ballafesson corner.)

**ALVERSTONE, BALLAFESSON ROAD,
PORT ERIN**

ENTRANCE HALLWAY

Staircase up. Rear access door.

LOUNGE

11' 5" x 11' 1" (3.48m x 3.37m)

Front aspect with views over the countryside.
Tiled fireplace.

KITCHEN

6' 2" x 10' 8" (1.88m x 3.25m)

Rear Aspect. Belfast sink.

BEDROOM 1

10' 0" x 7' 1" (3.04m x 2.16m)

Front aspect. Original fireplace. Pleasant views
over open fields.

BEDROOM 2

8' 8" x 8' 10" (2.63m x 2.7m)

Rear aspect. Original Fireplace.

FIRST FLOOR

ATTIC ROOM

OUTSIDE

Wrap around private garden.

**LARGE DETACHED
GARAGE/WORKSHOP,
QUALTROUGHS LANE, PORT ERIN**

Located on Qualtroughs Lane, Port Erin IM9
6TP, a short distance from Alverstone.

Detached brick built garage/workshop, walled
boundary, wooden double doors. Access all
around property with parking to one side and
front. This site has potential for future
development subject to planning approval.

SERVICES

Alverstone: Mains water, drainage and
electricity. Requires complete renovation.

Garage: No services. All services required are
located in the road to the front of the building.

POSSESSION

Freehold. Vacant possession on completion.
No onward chain.

* Can be bought separately asking price
Alverstone £180,000 and asking price
Garage/Workshop £90,000.

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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.