



**Croit Bane, Lhergy Cripperty, Union Mills, IM4 4NH**

**Asking Price £150,000**

A well located, semi-detached Manx cottage requiring complete renovation. Presently comprising kitchen and 4 reception rooms (one being single storey and having a collapsed roof) on ground floor and 2 bedrooms and bathroom on the first floor. Good scope to reconfigure and improve the present layout. Garden to the front with a detached outhouse. Distant NW views to the hills. Not habitable in its present condition and suitable for experienced cash buyers only.

## Croit Bane, Lhergy Cripperty, Union Mills, IM4 4NH

### LOCATION

Taking the A1 Peel Road from Douglas over Braddan Bridge to Union Mills. Take the first left alongside the Railway Public House. Continue straight ahead on the Lhergy Cripperty road and the property can be found on the left hand side after approx. 176 yards clearly identified by our for sale board.

**ENTRANCE PORCH** 3' 0" x 5' 0" (0.91m x 1.52m)

**ROOM 1** 14' 6" x 10' 6" (4.42m x 3.20m)

Collapsed Roof

**HALLWAY** 3' 2" x 5' 0" (0.96m x 1.52m)

Stairs up

**ROOM 2** 13' 5" x 8' 2" (4.09m x 2.49m)

**ROOM 3** 12' 11" x 6' 11" (3.93m x 2.11m)

**ROOM 4** 11' 2" x 12' 9" (3.40m x 3.88m)

Open Fireplace

**KITCHEN** 6' 0" x 13' 1" (1.83m x 3.98m) max

**SIDE PORCH** 2' 5" x 3' 10" (0.74m x 1.17m)

**UP TO LANDING** 3' 0" x 2' 0" (0.91m x 0.61m)

**BED 1** 11' 6" x 13' 0" (3.50m x 3.96m)

**CORRIDOR** 2' 0" x 10' 0" (0.61m x 3.05m)

**BEDROOM 2** 12' 10" x 9' 9" (3.91m x 2.97m)

**BATHROOM** 13' 1" x 7' 2" (3.98m x 2.18m)

### SERVICES

Mains water. Electricity. Drainage TBC.

### VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

### POSSESSION

Vacant possession on completion of purchase. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.



# Croit Bane, Lhergy Cripperty, Union Mills, IM4 4NH



Since 1854



**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.

