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York House, 9 Droghadfayle Park, Port Erin, Isle of Man, IM9 6ER

Asking Price £520,000

- Beautifully presented townhouse arranged over three spacious family-friendly levels
- Stunning extended dining kitchen with skylight and underfloor heating
- Enclosed paved rear garden ideal for entertaining and low maintenance living
- Extensively renovated with Permarock insulating render and significant external improvements
- Spacious living room featuring bay window and Clearview multi-fuel burner
- Underpinned by Geobear in 2024 with ten-year warranty included
- Five bedrooms, including principal suite spanning the house frontage

York House, 9 Droghadfayle Park, Port Erin is a beautifully presented townhouse arranged over three spacious levels in the heart of Port Erin, close to local amenities, schools and the beachfront. The property has undergone extensive improvements including all external render being replaced with Permarock insulating render, replacement lintels where required, re-rendered stacks, roof repairs with missing slates replaced, new fascia boards, guttering, downspouts and a new composite front door. The property was also underpinned by Geobear in March 2024 with a ten-year warranty, offering excellent peace of mind.

An attractive entrance vestibule with original tiled flooring opens into the welcoming hallway with staircase to the upper floors and understairs storage. To the front is a cosy living room with a large bay window and impressive Clearview multi-fuel burner. The dining room, currently used as a home office, offers flexible accommodation. Both reception rooms benefit from insulated wooden floors with a new solid concrete base and updated central heating pipework.

To the rear is the stunning extended dining kitchen, fitted with a quality range of wall and base units together with new worktops, sink, taps, hob and integrated dishwasher. Underfloor heating and a large skylight create a bright and welcoming space ideal for modern family living. A door leads out to the fully enclosed paved rear garden. Further works include land drains to the front, new paving and re-rendered front garden walls.

The first floor comprises an impressive principal bedroom spanning the width of the house with a bay window and newly replaced bay roof, a further double bedroom with en-suite shower room and a family bathroom. The second floor offers three additional bedrooms, two of which are doubles, together with another family bathroom.

The property has also been redecorated throughout and benefits from new carpets, curtains and blinds, creating a stylish home.

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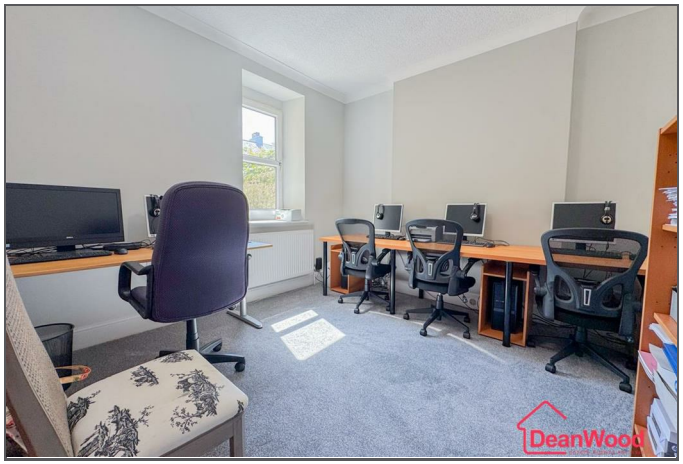
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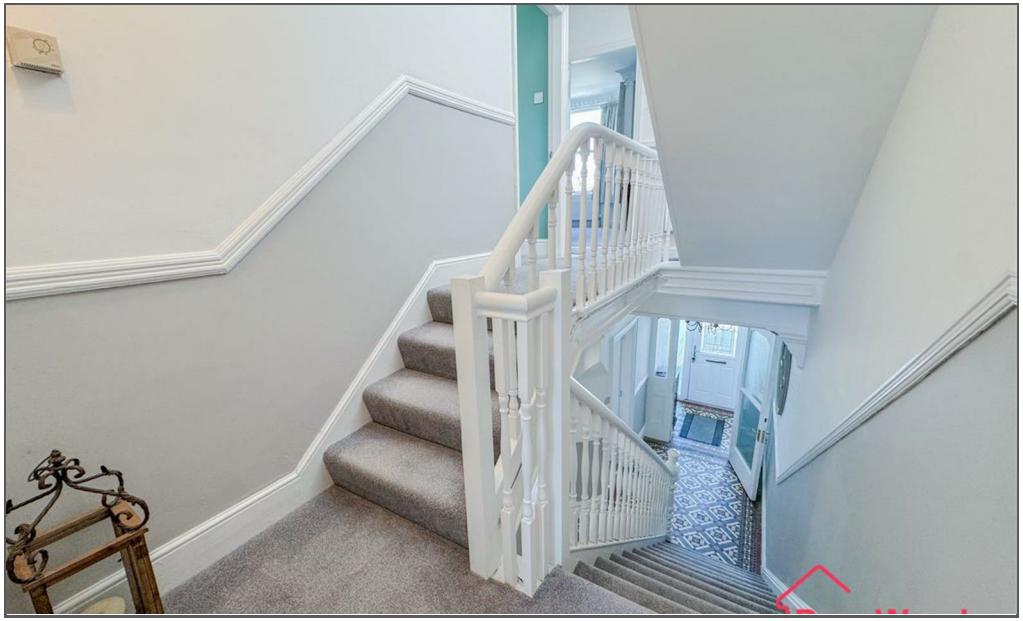

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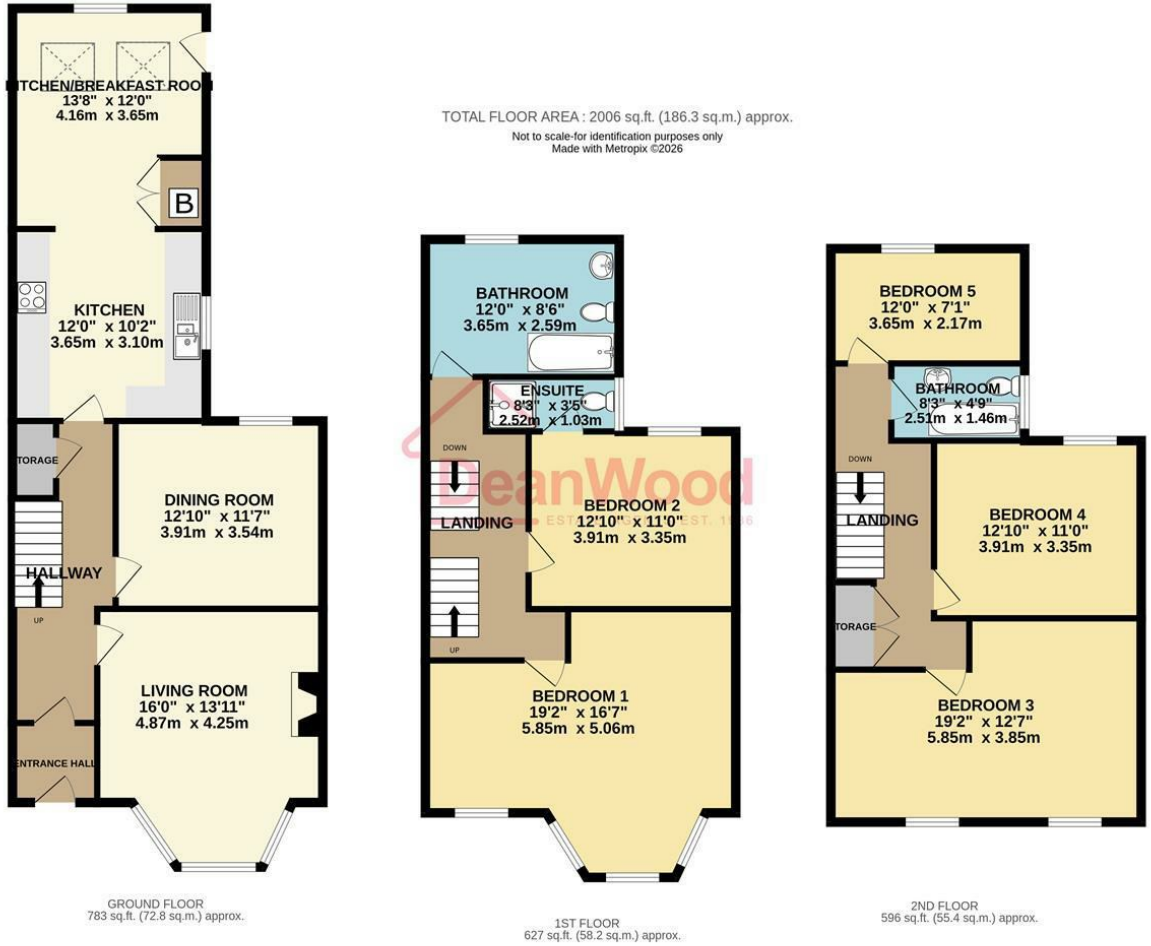

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