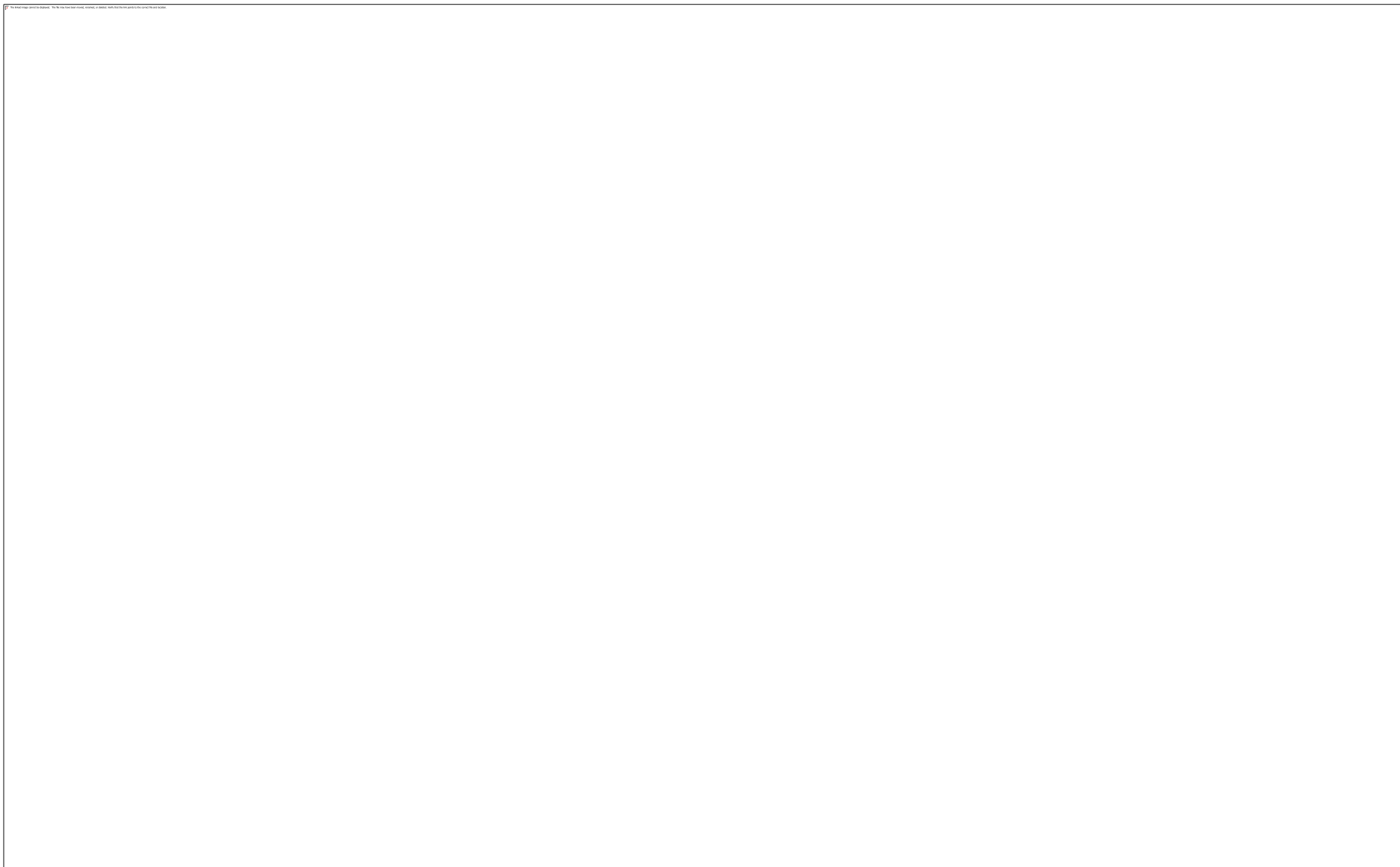




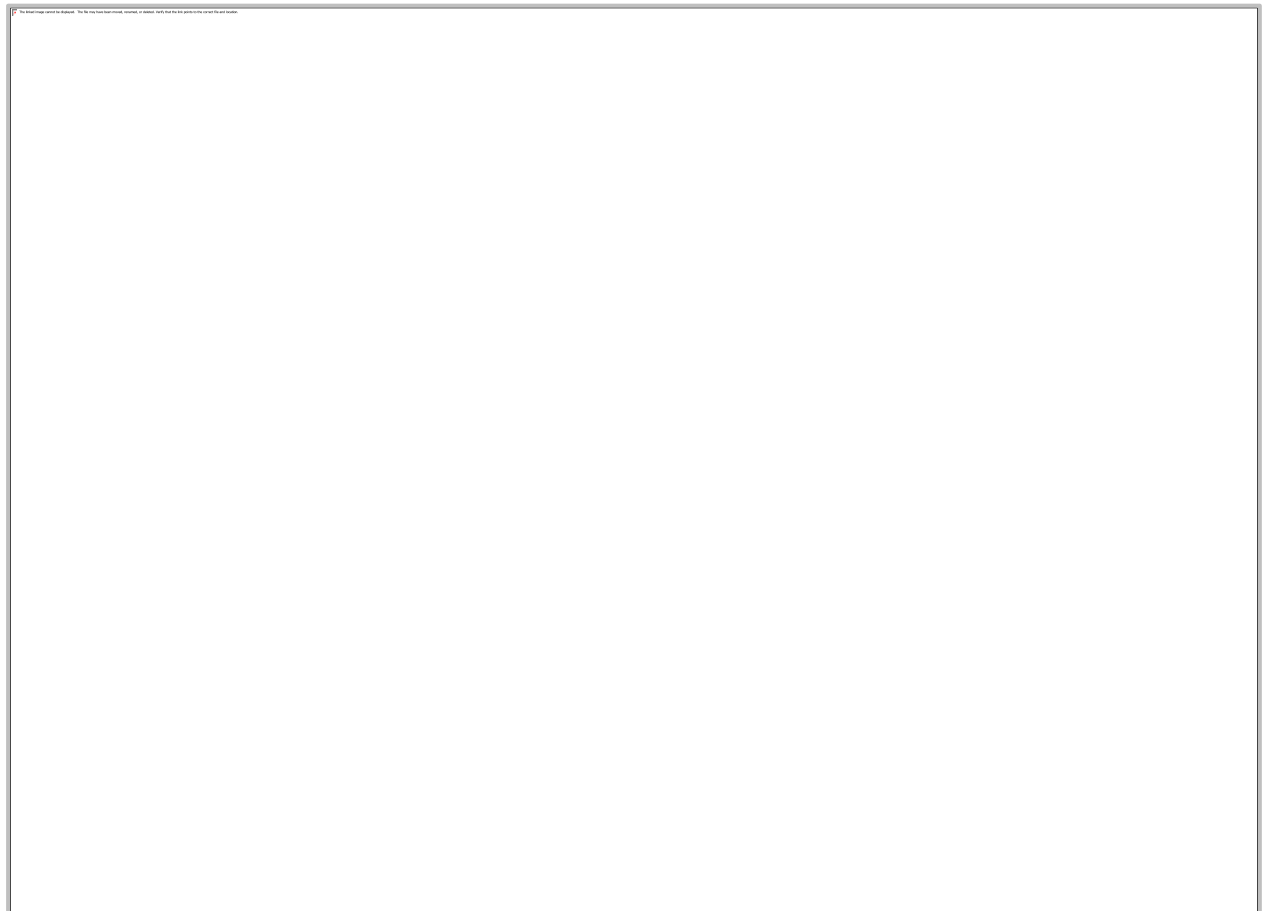
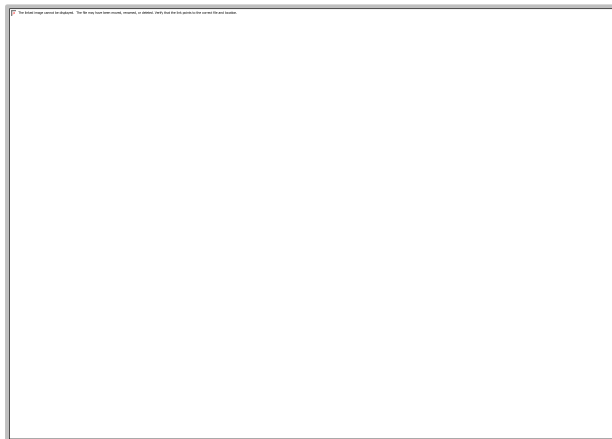
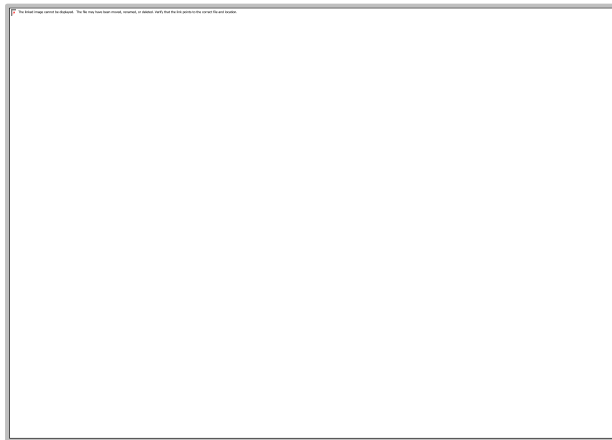
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9 Shirragh Way, Port Erin, IM9 6FB
Asking Price £345,000

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Asking Price £345,000

This well presented modern 3 bedroom semi-detached house is situated in a most convenient location being just a short walk to all village amenities and beach. The accommodation comprises good-sized lounge, well fitted dining kitchen with doors to rear garden, integral garage, 2 double bedrooms, 1 single bedroom and bathroom. Outside is a rear south facing terraced garden with paved patio area and driveway for 2 cars to the front. The property enjoys pleasant views to Fleshwick.



HALL

Stairs to first floor.

LOUNGE 17' 3" x 12' 5" (5.25m x 3.78m)

Spacious room opening up into square bay. Stone fireplace with modern electric fire inset. Good sized understairs cupboard.

DINING KITCHEN 16' 0" x 11' 6" (4.87m x 3.50m)

Excellent range of Beech fronted wall and base units with gloss black worktops incorporating 1½ bowl stainless steel single drainer sink unit, stainless steel electric oven, gas hob with glass and stainless steel chimney style cooker hood over, space for fridge freezer and plumbed for dishwasher, circular stainless steel effect cupboard with wooden chopping board over, mid tiling. French doors to rear garden. Door to:

INTEGRAL GARAGE 16' 3" x 9' 8" (4.95m x 2.94m)

Plumbed for washing machine, vented for dryer. Vaillant gas central heating boiler. Up and over door.

FIRST FLOOR

LANDING

Built in shelved airing cupboard. Access to partly boarded loft.

BEDROOM 1 14' 5" x 9' 2" (4.39m x 2.79m)

Built-in wall of wardrobes with mirrored doors. Lovely views towards Fleshwick.

BEDROOM 2 12' 6" x 8' 6" (3.81m x 2.59m)

BEDROOM 3 9' 0" x 7' 0" (2.74m x 2.13m)

BATHROOM

White suite incorporating panelled bath with shower over and glazed screen, w.c., wash hand basin, Xpelair, half tiled walls and deep built in cupboard.

OUTSIDE

Open plan front garden laid to lawn with driveway. To the rear of the property there is a south facing paved patio area with steps up to lawned terraced area bordered by mature shrubs. Outside tap. Side access gate.

LOCATION

Travelling into Port Erin on Station Road, take the left turn at the Methodist Church into Droghadfayle Road. Continue over the railway lines along Droghadfayle Road until the road bears to the left and Shirragh Way can be located a short way along on the right hand side, number 9 can be clearly identified by our 'For Sale' board.

RATES

Rates payable £967.42 approx.

SERVICES

Mains water, drainage and electricity. Gas central heating. PVC double glazing.

POSSESSION

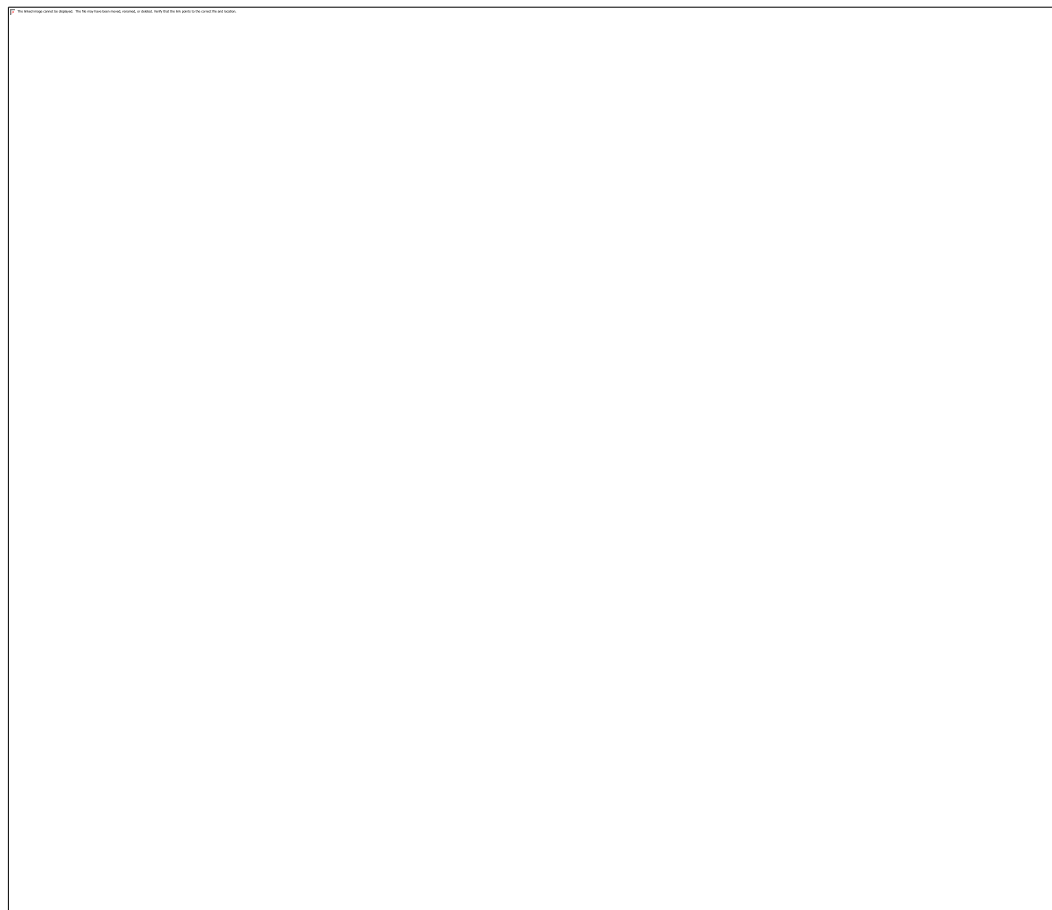
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Since 1854



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