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109 Ballamaddrell, Port Erin, IM9 6AX

Asking price £269,000

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A well-presented mid-terrace bungalow, situated on a popular and quiet development, conveniently located within easy walking distance of Port Erin's shops, amenities and beach. The accommodation comprises a lounge enjoying lovely views towards the surrounding hills, a breakfast kitchen, two bedrooms and a bathroom. Externally, the property benefits from a small front garden and a paved rear garden with a useful garden shed. No onward chain.







LOCATION

Travelling out of Port Erin on Station Road, take the right hand turn into the Ballamaddrell development. Follow the road round to the left then turn first right. Turn left again and first left again, follow the road round the bend where number 109 can be found on the left hand side.

PORCH

5' 8'' x 3' 9'' (1.73m x 1.14m)

HALLWAY

Ladder access to boarded loft. Boiler cupboard.

LOUNGE

14' 10'' x 12' 11'' (4.52m x 3.93m)

Good sized room with lovely views to the hills. Electric fire.

BEDROOM 2

9' 11'' x 9' 8'' (3.02m x 2.94m)

Rear aspect. Built in wardrobe.

BEDROOM 1

11' 6'' x 9' 11'' (3.50m x 3.02m)

Front aspect. Built in furniture.

BATHROOM

7' 6'' x 5' 4'' (2.28m x 1.62m)

Bath with shower over, w.c., wash hand basin. Tiled walls.

BREAKFAST KITCHEN

12' 8'' x 7' 7'' (3.86m x 2.31m)

Good range of wall and base units, comprising electric hob, double oven, cooker hood, stainless steel sink unit. Plumbed for washing machine, space for fridge/freezer. Breakfast bar.

OUTSIDE

Small open plan front garden. Enclosed paved rear garden with shed. Side access gate. Lovely views over fields.

SERVICES

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

POSSESSION

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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

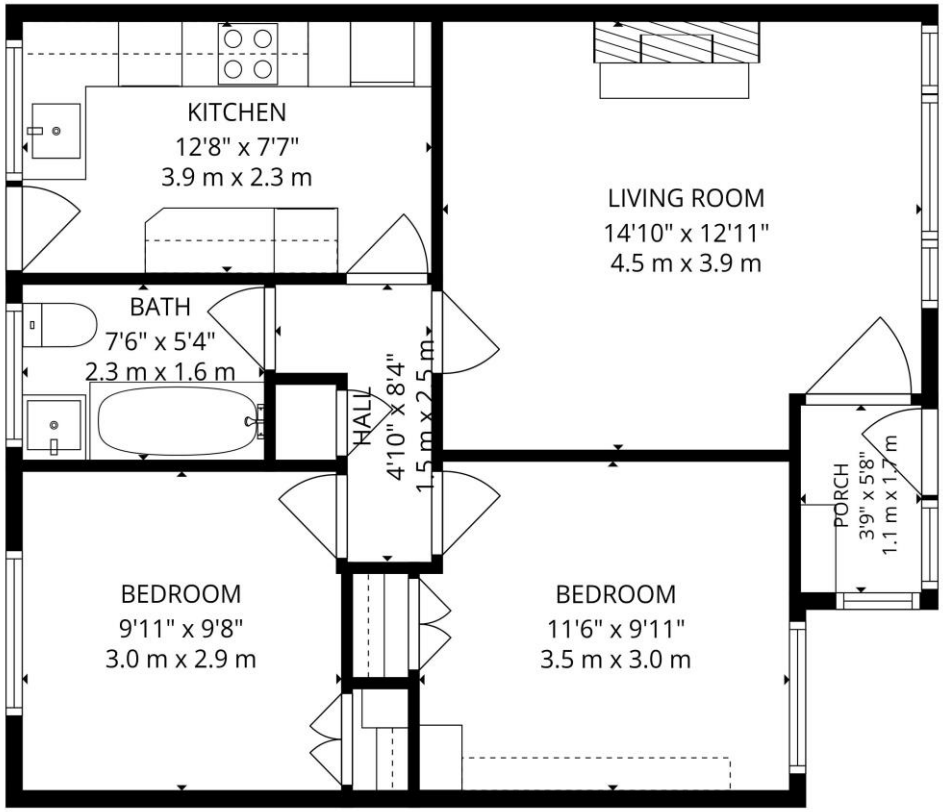












Total: 598 sq. Ft, 56 m2
1st Floor: 598 sq. Ft, 56 m2
Excluded Areas: Porch: 21 sq. Ft, 2 M2, Walls: 56 sq. Ft, 4 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since 1854

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