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20 Erin Crescent, Port Erin, IM9 6FD

Asking Price £289,000

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Beautifully presented, modern end-terraced house, ideally situated on a popular development within easy walking distance of the village amenities, shops, school and beach. The light and airy accommodation comprises a lounge, dining kitchen, two bedrooms and shower room. Externally, there is an open-plan lawned area and driveway at the front, to the rear is an enclosed garden with lawn, patio and summer house.







LOCATION

Travelling out of Port Erin along Station Road, turn right into Droghadfayle Road and proceed ahead over the level crossing. Turn left into Erin Way and continue ahead, take the third turning on the right into Erin Crescent and number 20 can be found on the right-hand side.

ENTRANCE HALL

Stairs leading up to 1st floor.

LOUNGE

13' 3'' x 11' 3'' (4.04m x 3.43m)

Lovely bright room. Large understairs cupboard. Double doors to:

DINING KITCHEN

14' 5'' x 8' 6'' (4.4m x 2.6m)

Modern kitchen with wood effect wall and base units with contrasting work tops, incorporating electric oven, gas hob, cooker hood, stainless steel sink unit. Space for fridge/freezer, plumbed for washing machine and dryer. Valliant gas central heating boiler. Dining area. French doors leading to rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

11' 10'' x 11' 2'' (3.60m x 3.40m)

Front aspect. Double room. Built-in wardrobe.

BEDROOM 2

10' 0'' x 7' 7'' (3.05m x 2.31m)

Rear aspect. Double room.

SHOWER ROOM

6' 6'' x 6' 0'' (1.98m x 1.83m)

Large, enclosed shower, hand wash basin in unit, w.c., ladder style chrome heated towel rail.

OUTSIDE

At the front of the property is an open plan lawned area with driveway, parking for 2 vehicles. Access gate to enclosed, west-facing rear garden laid to lawn with patio area and summer house.

SERVICES

Mains water, drainage & electricity. Gas central heating boiler. uPVC double glazed throughout.

POSSESSION

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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

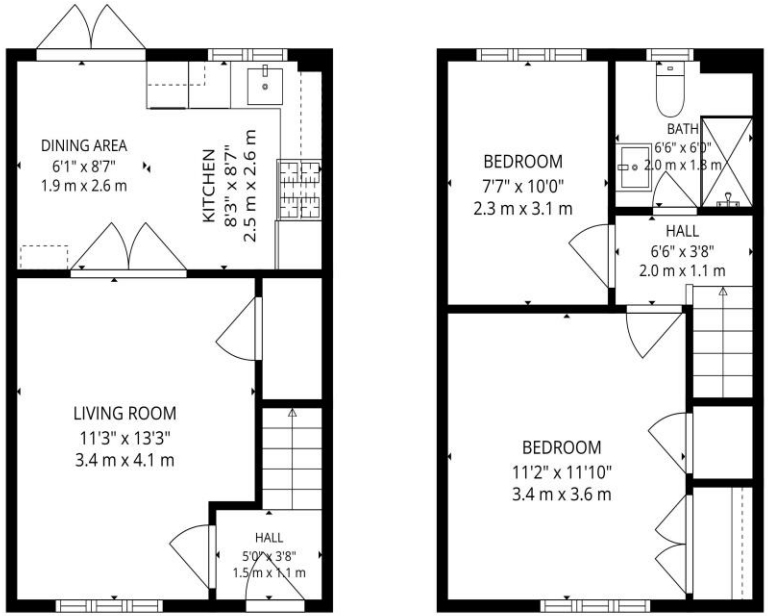





NOVEMBER







GROUND FLOOR

1ST FLOOR

Total: 632 sq. Ft, 59 m2
Ground Floor: 320 sq. Ft, 30 M2, 1st Floor: 312 sq. Ft, 29 m2
Excluded Areas: Low Ceiling: 9 sq. Ft, 1 M2, Walls: 51 sq. Ft, 4 m2

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

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Since 1854

RICS

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.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.