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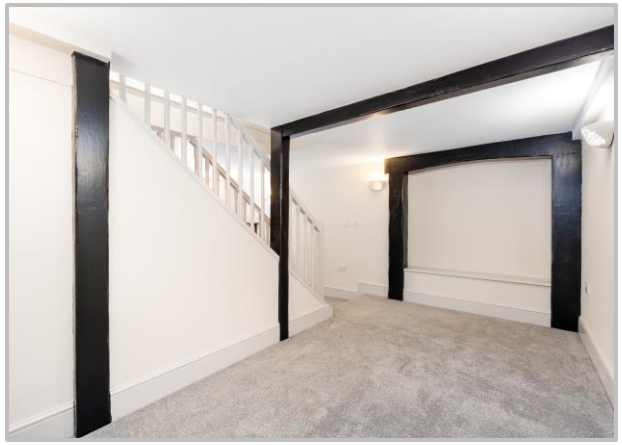
Strand Nook, Strand Road, Port Erin, IM9 6HB

Asking Price £315,000

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Charming, newly renovated terraced cottage, ideally situated just a short walk from the beautiful beach at Port Erin and close to local shops and amenities. The property retains many original features and comprises a lounge, dining room, kitchen, utility room and cloakroom, with two double bedrooms and a bathroom arranged over three floors. Outside, there is a patio and a covered storage area. This lovely cottage would make a wonderful holiday home. No onward chain.







LOCATION

Travelling through Port Erin along Station Road, turn left into Strand Road and where Strand Nook can be found on the right-hand side.

PORCH

4' 1'' x 1' 10'' (1.24m x 0.56m)

LOUNGE

13' 8'' x 13' 10'' (4.16m x 4.21m)

Good-sized room with bay window and original wood surround fireplace. Stairs leading down to basement and up to 1st floor. Opening to:

DINING ROOM

13' 8'' x 10' 5'' (4.16m x 3.17m)

Original beamed ceiling, sitting nook.

BASEMENT

KITCHEN

8' 2'' x 12' 3'' (2.49m x 3.73m)

Newly fitted modern kitchen with white fronted wall and base units with contrasting worktops, integrated electric oven, hob, cooker hood, stainless steel sink unit. Tiled splash backs. Downlighters. Wood effect flooring. Cupboard housing central heating boiler. Door to outside patio.

UTILITY

5' 11'' x 4' 4'' (1.80m x 1.32m)

Worktop with stainless steel sink unit, tiled splash back, plumbed for washing machine, dryer. Xpelair.

CLOAKROOM

3' 2'' x 4' 4'' (0.96m x 1.32m)

Newly fitted w.c., hand wash basin.

PATIO

8' 11'' x 9' 6'' (2.72m x 2.89m)

Gate to rear access.

STORAGE

4' 6'' x 6' 0'' (1.37m x 1.83m)

Covered storage area.

FIRST FLOOR

LANDING

BEDROOM 1

13' 4'' x 8' 4'' (4.06m x 2.54m)

Front aspect. Double bedroom.

BATHROOM

9' 8'' x 5' 1'' (2.94m x 1.55m)

Modern white suite comprising bath with shower over, hand wash basin, w.c. Xpelair.

BEDROOM 2

13' 4'' x 7' 10'' (4.06m x 2.39m)

Double bedroom. Original beamed ceiling. Velux.

SERVICES

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

POSSESSION

Freehold. Vacant possession on completion of purchase. No onward chain. 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.

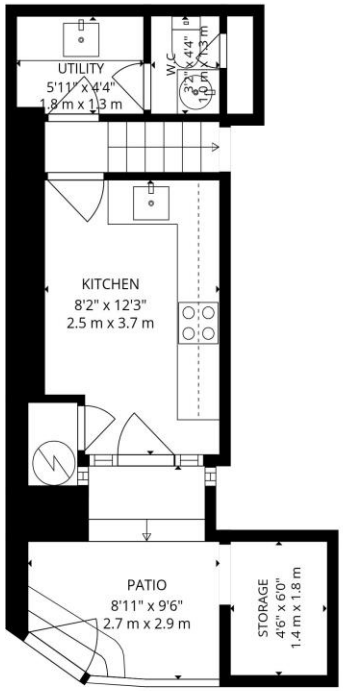




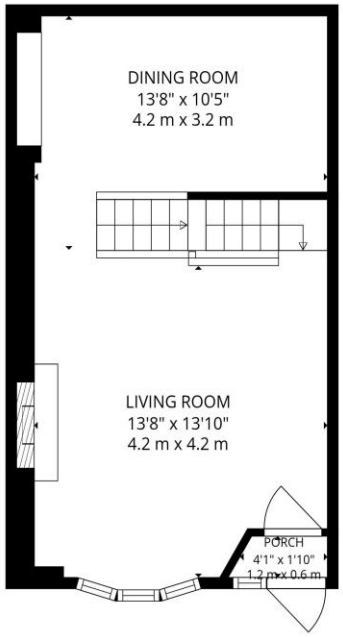




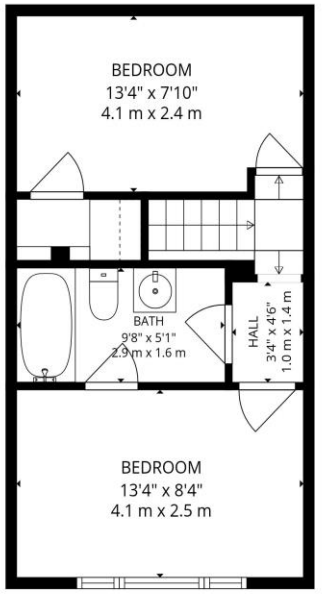

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ISLE OF MAN BANK



BASEMENT



GROUND FLOOR



1ST FLOOR

Total: 832 sq. Ft, 77 m2

Basement: 154 sq. Ft, 14 M2, Ground Floor: 344 sq. Ft, 32 M2, 1st Floor: 334 sq. Ft, 31 m2
Excluded Areas: Low Ceiling: 27 sq. Ft, 2 M2, Utility: 25 sq. Ft, 2 M2, Patio: 69 sq. Ft, 6 M2,
Porch: 7 sq. Ft, 1 M2, Walls: 144 sq. Ft, 14 m2

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

Since 1854

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