



ASKING PRICE

£199,950

THE DETAILS

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55 Erin Way

Port Erin

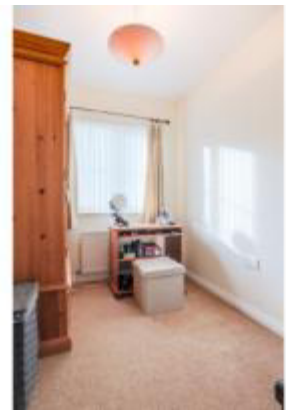
£199,950

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a: 17A Orchard Road, Port Erin, Isle of Man, IM9 6AJ

PROPERTY DETAILS FOR
55 Erin Way, Port Erin



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THE DESCRIPTION

- Easily managed modern mid terraced house
- Pleasant position on the outskirts of Port Erin
- Close to local amenities and schools
- Ideal for First Time Buyer or buy to Let
- Hall, Lounge, spacious Dining Kitchen
- 3 Bedrooms and Family Bathroom
- uPVC Double Glazing throughout
- Gas fired central heating
- Off Road Parking for 2 Cars
- Easily maintained south facing private rear garden

THE PROPERTY

DIRECTIONS

Traveling into Port Erin from the Four Roads roundabout continue along Station Road and take the third turning on the left onto Droghadfayle Road, then the second turning left onto Erin Way. Follow the road around until you reach the top of the estate and the property will be found on the left hand side clearly identified by our reflective highly visible Black Grace Cowley 'For Sale' board.

ACCOMMODATION

COVERED ENTRANCE

Hard wood double glazed front door.

HALL

Stairs leading to first floor:

LOUNGE (*APPROX 15'1 X 12'3*)

Pleasant aspect. Good size lounge with large under stairs cupboard. Half glazed double doors leading to:



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DINING KITCHEN (APPROX 15'6 X 11'6)

Attractively fitted kitchen with a range of modern wood effect base, drawer and wall units. Matching work services incorporating a 1½ bowl stainless steel single drainer. Tiling behind work surfaces. Built in electric oven and gas hob with filter hood extractor. Plumbing for automatic washing machine and space for fridge/freezer. Tiled floor. Wall mounted Vokera Gas central/ hot water boiler. uPVC double glazed doors to rear garden.

FIRST FLOOR

LANDING

Loft access. Shelved airing cupboard.

BEDROOM 1 (APPROX 14' X 9')

Double bedroom with pleasant rural views towards Bradda.

BEDROOM 2 (APPROX 12'6 X 8'5)

Double bedroom. Light and airy with views over rear garden.

BEDROOM 3 (APPROX 9' X 7'3)

Views over rear garden.

FAMILY BATHROOM (APPROX 7'6 X 6'6)

Fully tiled to complement a 3 piece white suite, comprising paneled bath with fitted electric shower over, wash hand basin and w.c. Ladder style heated towel rail. Tiled floor. Built in shelved storage cupboard. Xpelair extractor.

OUTSIDE

Fully enclosed private south facing rear lawned garden. Concrete hard standing with space for 2 cars at front of property.



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SERVICES

All mains services are installed. Gas fired central heating.

TENURE

Freehold.

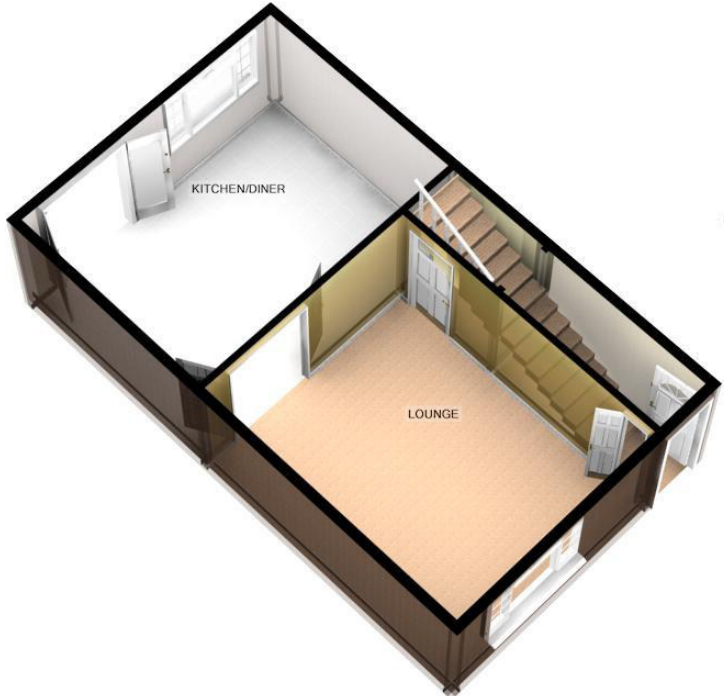
POSSESSION

Vacant possession on completion of purchase.

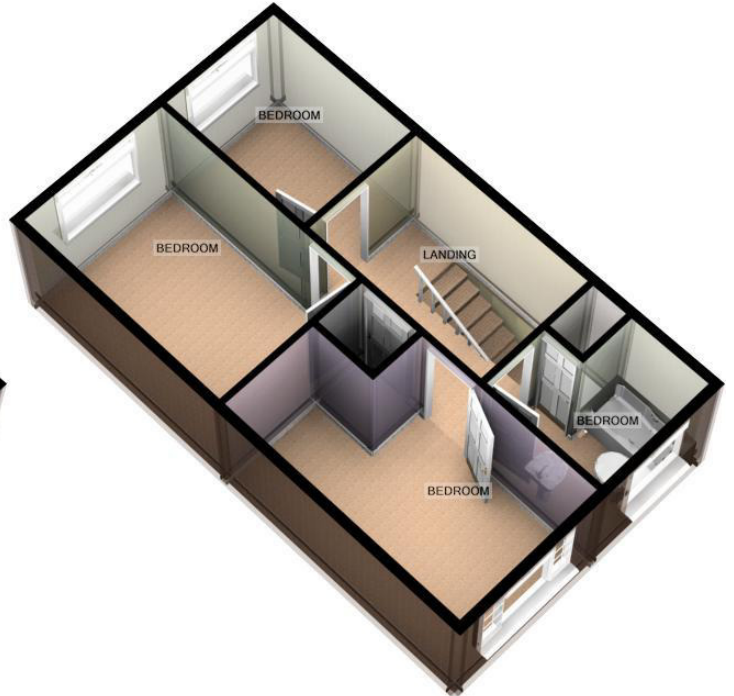
VIEWINGS

By appointment through the Agent, Black Grace Cowley.

FLOORPLAN



GROUND FLOOR



1ST FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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