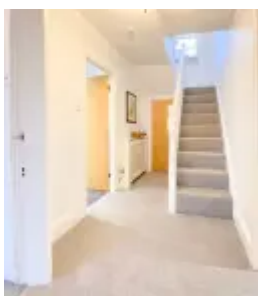


ASKING PRICE

£449,000

## THE DETAILS

 4     2     2



Arnside

Athol Street, Port St Mary

£449,000

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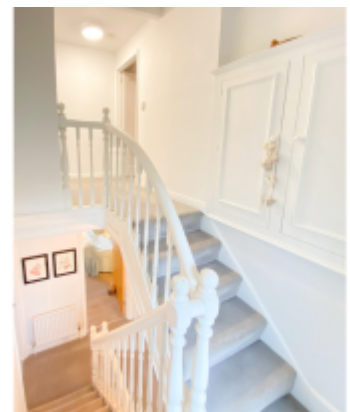
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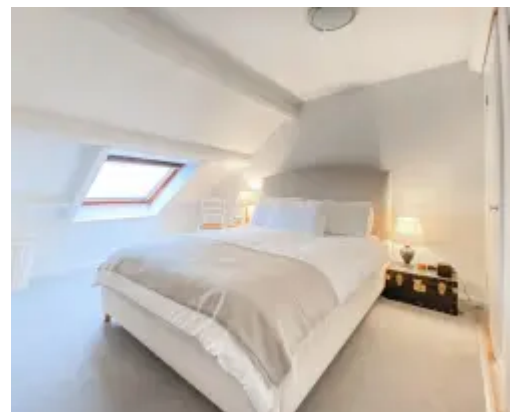
PROPERTY DETAILS FOR  
**Arnside, Athol Street, Port St Mary**



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## THE DESCRIPTION

- Period, harbour side home benefitting from 4 bedrooms and 2 bathrooms
- Large triple aspect living room with beautiful views out over the harbour
- Study, kitchen and spacious conservatory
- Private secluded garden to the rear
- Double glazing and gas central heating
- Overall the property is in excellent condition throughout

## THE PROPERTY

### ENTRANCE PORCH

The property is accessed via a uPVC double glazed door into the entrance porch, which has original quarry tiled floor and an additional glazed panelled door leading into the entrance hall.

### ENTRANCE HALL

Centre ceiling light, built in under stairs storage cupboard and carpeted floors.

### BEDROOM 4 (APPROX 13'6 X 10'5)

uPVC double glazed sliding sash windows with views out over Port St Mary harbour. Centre ceiling light and carpeted floor.

### STUDY (APPROX 9'11 X 7'2)

Situated to the front of the property the study benefits from the beautiful views out over the harbour and across to Gansey Bay. Centre ceiling light, uPVC double glazed window and carpeted floor.

### KITCHEN (APPROX 11'8 X 11'7)

Modern fitted kitchen with a range of beech effect wall, base and drawer units with chrome handles and display lighting with granite effect laminate worktop and tiled splash back. Fitted double fan electric oven, 4 ring induction hob with extraction hood over, space for full height fridge freezer, space and plumbing for a dishwasher, single bowl stainless steel sink and drainer. Timber framed window providing natural light from the Conservatory as well as single door providing access through into the Conservatory.



PROPERTY DETAILS FOR

## Arnside, Athol Street, Port St Mary

### CONSERVATORY (APPROX 13'6 X 10'2)

Large conservatory currently used as a dining room, with a full pitched roof and two skylight openings. Carpeted floor and uPVC double glazed with double doors leading out to the spacious decked rear garden.

### UTILITY ROOM (APPROX 7'10 X 7'6)

Plumbing and space for washing machine, fitted storage built in along one wall. Wood effect vinyl floor, modern LED downlighters. Door into downstairs shower room.

### SHOWER ROOM (APPROX 7'7 X 5'1)

Corner shower, pedestal sink with tiled splash back, W.C, white heated towel rail, LED downlighters and uPVC double glazed window.

### WC

Pedestal wash hand basin, low level W.C, wall mounted heated chrome towel rail. Wood effect vinyl floor, modern down lighters, uPVC double glazed window.

### FIRST FLOOR

#### LIVING ROOM (APPROX 26'6 X 12'10)

Large lounge/family space which stretches across the full width of the property. Stunning views out across the harbour and Gansey Bay towards Castletown Golf Links. Feature fireplace with a log burner sat on a granite hearth. Three uPVC sliding sash windows, a combination of wall and ceiling lighting and carpeted floor.

#### BEDROOM 3 (APPROX 11'4 X 10'6)

uPVC double glazed window looking out over the rear garden, two wall lights and carpeted floor.





PROPERTY DETAILS FOR

## Arnside, Athol Street, Port St Mary

### FAMILY BATHROOM (APPROX 11'2 X 10'6)

Spacious bathroom with a feature Victorian style fire place with Quarry hearth, built in boiler cupboard which houses Vaillant combination boiler. Large double ended bath, walk in shower cubicle, wash hand basin, W.C and heated chrome towel rail. Centre ceiling light, uPVC double glazed window to rear aspect and wood effect vinyl floor.

### TOP FLOOR

#### LANDING

Off the half landing there is a uPVC double glazed door which opens up onto a wrought iron Juliet balcony. As well as built in storage.

#### BEDROOM 1 (APPROX 15'2 X 13'11)

Exposed beams providing plenty of character to the bedroom, two velux skylights with sea views out across the bay. Large built in storage cupboard and bookshelves. Centre ceiling light and carpeted floor.

#### BEDROOM 2 (APPROX 14'3 X 10'10)

Exposed beams mirroring bedroom 1, velux style window again with sea views and built in storage. Centre ceiling light and carpeted floor.

### OUTSIDE

Stone wall enclosed private rear garden, mainly timber decked with several levels, garden shed, timber decked steps to the rear lane providing access to the rear of the property.

### SERVICES

Mains electricity, water and drainage. Gas fired central heating supplied from Manx Gas propane storage cylinders.

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PROPERTY DETAILS FOR

# Arnside, Athol Street, Port St Mary

## TENURE

The tenure is freehold.

## POSSESSION

Vacant possession on completion of purchase.

## VIEWINGS

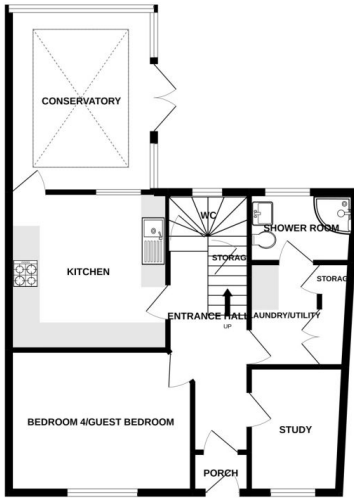
By appointment through the agent, Black Grace Cowley.

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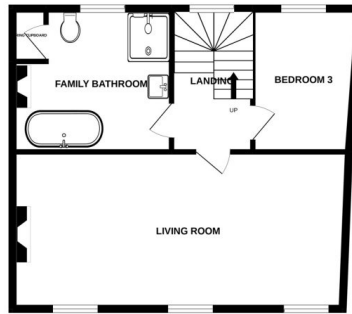
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# FLOORPLAN

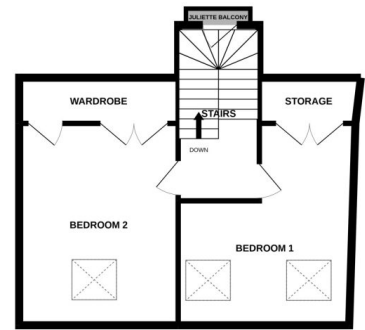
GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



TOP FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1702 sq.ft. (158.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PROPERTY DETAILS FOR

# Arnside, Athol Street, Port St Mary

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