



ASKING PRICE

£295,000



## THE DETAILS

 2     2     1



1 Strand Road  
Port Erin  
£295,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR  
**1 Strand Road, Port Erin**





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PROPERTY DETAILS FOR

# 1 Strand Road, Port Erin

## THE DESCRIPTION

- Modern End Terrace House split over three floors
- Stones throw from Port Erin Beach
- Open-plan Kitchen/Dining/Lounge
- 2 Bedrooms, 2 Bathrooms (1 En-suite)
- Utility Room
- Gas Fired Central Heating with TADO Smart Thermostat
- Offered for sale with no onward chain

## THE PROPERTY

Black Grace Cowley are pleased to offer 1 Strand Road to the market, a well presented end terrace house situated just a stones throw from Port Erin Beach. Within walking distance of local shops and amenities. Upon entering the property there is a spacious and bright dual aspect open-plan living space with a fitted kitchen. The kitchen is fitted with country-style base and wall units with contrasting worktops, range style cooker and space for an integrated dishwasher.

On the lower ground floor is a spacious double bedroom with a built in storage cupboard and door leading out to the rear of the property. The modern family bathroom is located on this floor and features a raised roll top bath, large shower cubicle, wash hand basin and WC, fully tiled walls and flooring. Lastly on this floor is the utility room which features custom made base units with a Belfast sink and space and plumbing for a stacked washing machine and tumble dryer, parquet wooden flooring. The principle bedroom is situated on the first floor and is a spacious and light double bedroom with an arched window and two Velux windows. The bedroom is complimented by an en-suite shower room, fitted with a corner shower, wash hand basin with vanity storage below and WC, tiled floors.

The property has been recently renovated and hard wired with CAT5 cabling to all TV points and the boiler. Fibre ready.

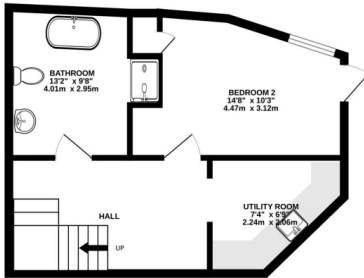
Gas fired central heating with a TADO smart thermostat allowing the boiler to be controlled remotely via any smart phone.

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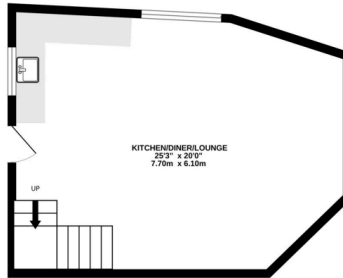
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# FLOORPLAN

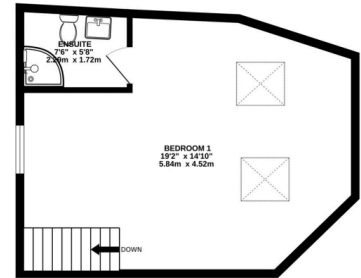
LOWER GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.3 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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# 1 Strand Road, Port Erin

## Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

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