

24 Cronk View Crescent, Port Erin

Ref No DCP01071



PRICE £285,000

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

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CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

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RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
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- End of Terrace Modern House
- Popular Residential Estate
- Lounge Diner
- Breakfast Kitchen
- Cloakroom WC
- 3 Bedrooms
- Family Bathroom
- Enclosed Rear Lawn Garden
- Generous Corner Plot
- Off-Road Parking for 2 Vehicles

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To the front of the property is a lawn area which wraps around to the side where there is a parking for two vehicles and gated access to the rear. At the rear of the property is a lawned garden with patio.



The price is to include fitted floor coverings

DIRECTIONS TO PROPERTY:

Travelling out of Castletown along the coast road along Gansey. Turn right up onto Castletown Road. At the Four Roads Roundabout turn right. Take the turning after Southlands into the Ballakilley estate and follow the road around to the left. Take the second left into Cronk View Crescent where No. 24 will be found at the end of the row.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE PORCH Open porch. Door with glazed panel leading to:-

ENTRANCE HALL Stairs to first floor. Under-stairs cupboard.



CLOAKROOM WC (3'4" x 6'3" approx.) Low flush WC and pedestal wash hand basin. Obscured glazed window.

BREAKFAST KITCHEN (9'3" x 14'9" approx.) Modern fitted kitchen with cream gloss front wall and base units and contrasting worktops incorporating a 1½ stainless steel sink with mixer tap and drainer. Front aspect. Electric oven and electric hob with splashback and extractor canopy over. Space for fridge freezer. Plumbing for washing machine. Tiled floor. Wall mounted Potterton gas fired central heating boiler.



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LOUNGE DINER (15'11" x 11'10" approx.) Window and French doors overlooking rear garden. Modern wall hung electric fire.



FIRST FLOOR

LANDING Loft access with ladder. Storage/airing cupboard.

BATHROOM Three piece suite comprising bath with shower unit and glass screen, wall hung wash hand basin and WC with concealed cistern. Chrome ladder towel rail. Wall mounted mirrored cabinet. Extractor fan. Tiled floor, walls and bath panel. Obscured glazed window to rear.



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BEDROOM 1 (9'3" x 13'9" approx.) Aspect to front. Built-in double wardrobe with mirror fronted sliding doors.



BEDROOM 2 (9'3" x 12'10" approx.) Aspect to rear. Built-in double wardrobe with mirror fronted sliding doors.



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BEDROOM 3 (7'7" x 8'8" approx.) Aspect to front.



SERVICES

All mains services are installed.
Gas fired central heating.
uPVC Double glazing.

ASSESSMENT

Rateable value £TBC Approx Rates payable £TBC (incl. of water rates).

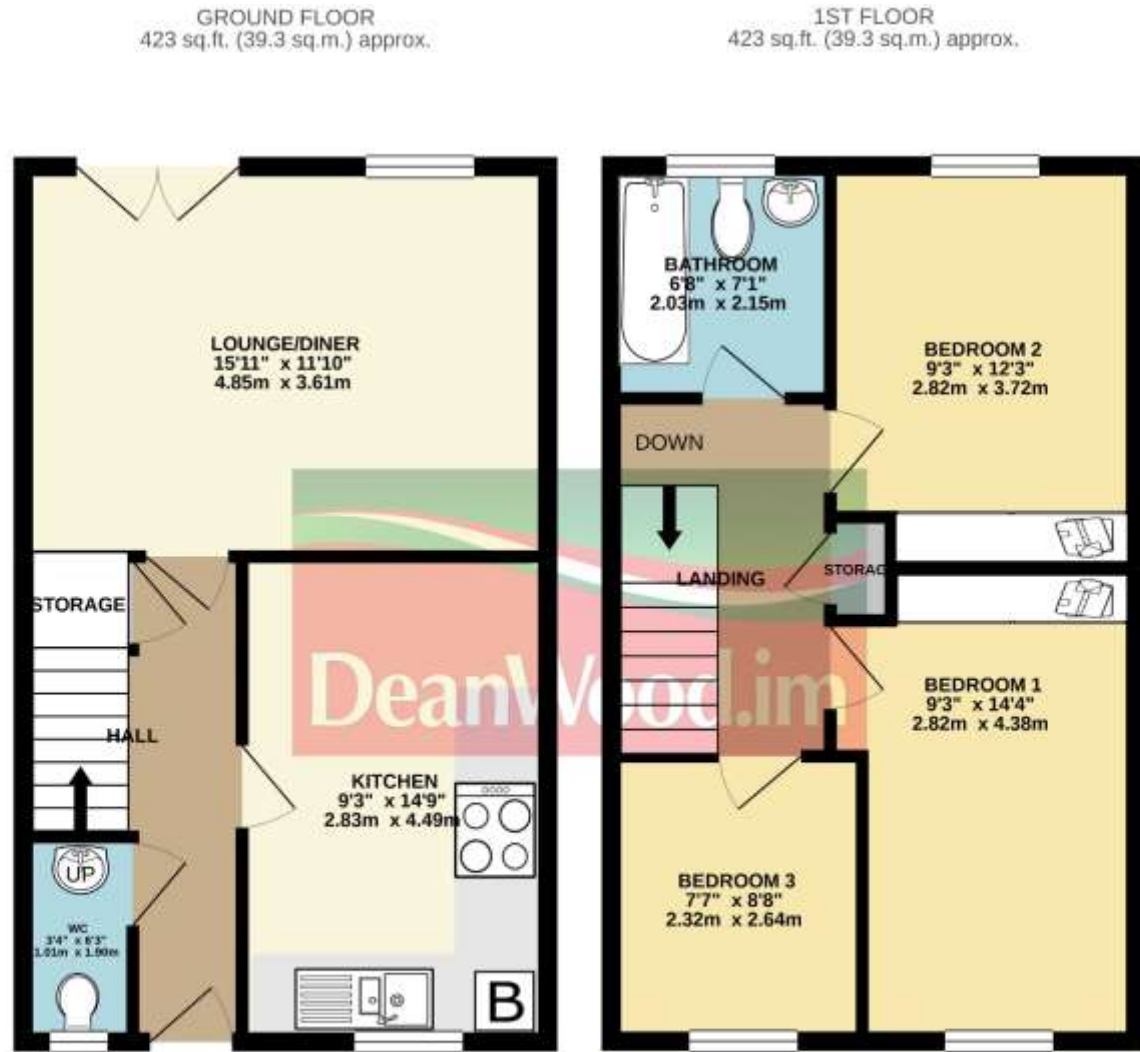
TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.

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TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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