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Cronk Ny Chree, Cronk Road, Port St Mary, IM9 5AT

Asking Price £299,000

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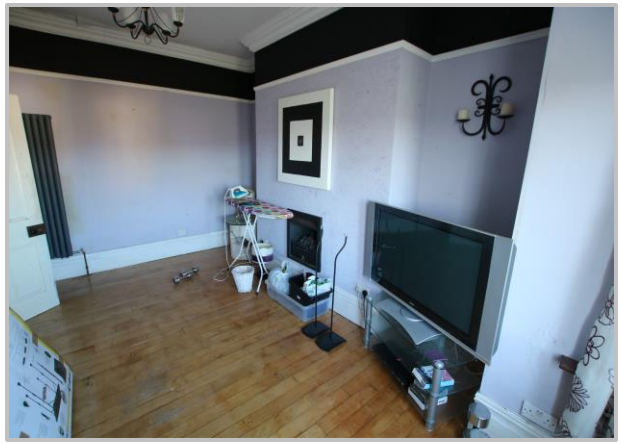
Large period double fronted semi-detached house, requiring some modernisation, with stunning rural views. The ground floor comprises lounge, dining room, breakfast room and kitchen, set out over the first and second floors are 5 bedrooms, study, bathroom, shower room and separate w.c. Outside is a terraced rear garden area and driveway to side. No onward chain.



LOCATION

Travelling out of Port Erin on Castletown Road, turn right at the Four Roads Roundabout and proceed towards Port St Mary village. Just before the school, turn right into Plantation Road. Turn left at the junction and proceed along Cronk Road to where the property is located on the right hand side.

PORCH

Tiled flooring.

ENTRANCE HALLWAY

Staircase to first floor.

LOUNGE

16' 7'' x 11' 5'' (5.05m x 3.48m)

Bay window with lovely front aspect views. Feature marble fireplace. Wooden flooring.

DINING ROOM

16' 7'' x 11' 5'' (5.05m x 3.48m)

Bay front window with lovely rural views. Modern wall mounted gas fire set into chimneybreast. Wooden flooring.

BREAKFAST ROOM

12' 8'' x 12' 3'' (3.86m x 3.73m)

Feature log burning stove. Opening to:

KITCHEN

11' 6'' x 8' 3'' (3.50m x 2.51m)

Well fitted with a range of wall and base units with contrasting granite effect worktops incorporating 1 1/2 bowl stainless steel sink unit, gas cooker, cooker hood, tiled splashbacks and tiled floor. 2 x Velux windows. French doors to outside (side). New oil central heating boiler.

FIRST FLOOR

HALF LANDING

BATHROOM

Modern white suite comprising panelled bath with shower attachment, wash hand basin in fitted unit, chrome ladder style heated towel rail, tiled walls and floor.

SEPARATE WC

W.C., and wash hand basin, tiled walls and floor.

LANDING

Staircase to second floor.

BEDROOM 2

16' 8'' x 11' 7'' (5.08m x 3.53m)

Bay window with superb front aspect views. Wooden flooring. Built-in wardrobes.

BEDROOM 3

7' 0'' x 6' 10'' (2.13m x 2.08m)

Picturesque front aspect views.

BEDROOM 1

14' 0'' x 9' 10'' (4.26m x 2.99m)

Fabulous panoramic front aspect views over Port St Mary village. Wooden flooring. Built-in wardrobes. Airing cupboard.

SECOND FLOOR

HALF LANDING

Velux window. Walk in cupboard.

SHOWER ROOM

Shower cubicle with electric shower over, pedestal wash hand basin and w.c, walk-in cupboard, door to rear garden.

LANDING

Velux.

BEDROOM 4

14' 1'' x 9' 0'' (4.29m x 2.74m)

Feature Victorian fireplace. Beamed ceiling. Wood laminate flooring. Velux.

BEDROOM 5

7' 8'' x 6' 7'' (2.34m x 2.01m)

Rear aspect. Velux window. Wooden flooring. Original exposed timber beams.

STUDY

14' 2'' x 11' 5'' (4.31m x 3.48m)

Stunning front aspect views. Velux window.

OUTSIDE

Raised rear garden area enjoying superb outlook. Block paved driveway to side. Outbuilding with light and power (currently used as utility area), and housing oil central heating boiler.

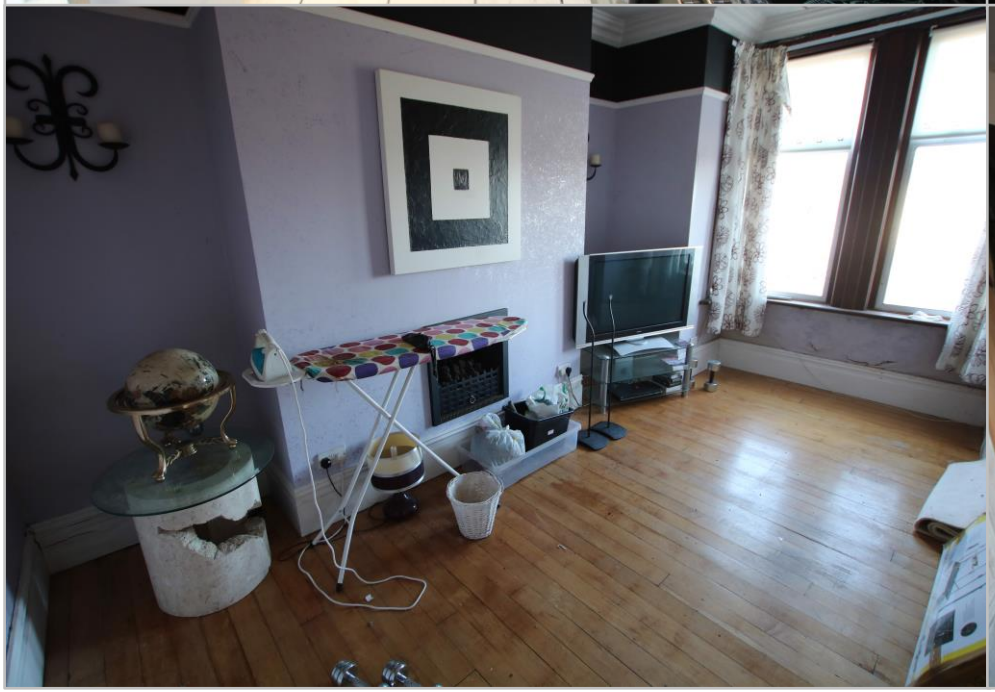
SERVICES

Mains water, drainage and electricity. Oil central heating. Aluminium double glazing. Bottled gas for cooker.

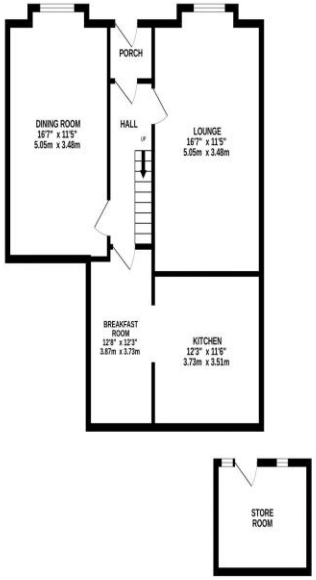
POSSESSION

Freehold. Vacant possession on completion. 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 lessor

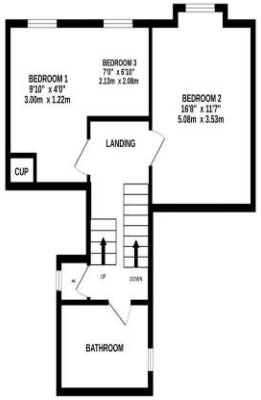
SAMSUNG



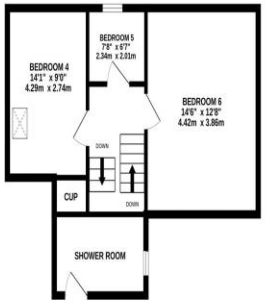
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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