

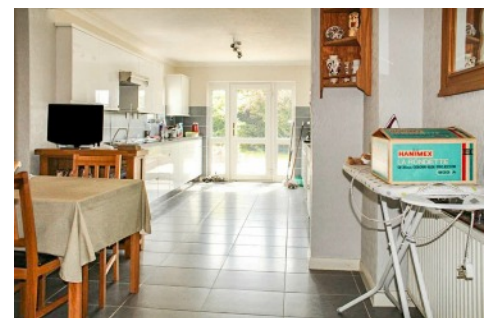
**8 Viking Close  
Colby  
£440,000**



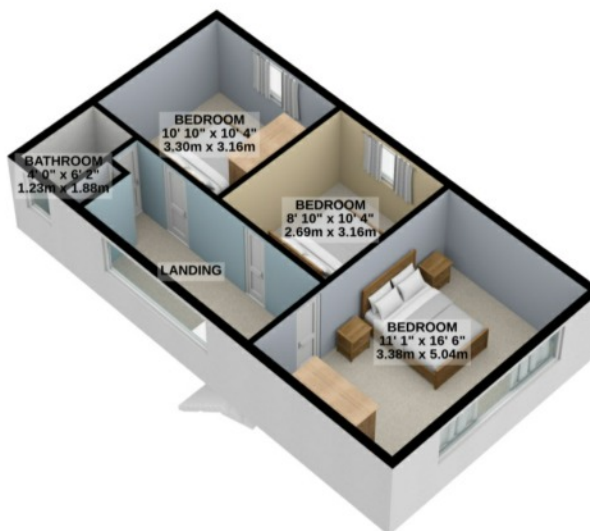
**Detached 3 Bedroom House On a Good Size Corner Plot With  
Beautiful Private South Facing Gardens**

Entrance Porch, Downstairs W.C  
Large Modern White Gloss Fitted Kitchen/Diner With Double Doors Into The  
Lounge Which Overlooks The Garden  
Utility Area And A Large Storage Room  
Good Size Dining Room/Family Room  
3 Bedrooms With Hill/Sea Views  
Fully Tiled Family Bathroom  
Fully uPVC Double Glazed, Oil Central Heating  
Integral Garage With Off Road Parking For 1 Car  
Beautiful Sunny Gardens To The Front, Side & Rear With Paved Seating Area,  
Green House  
**NO ONWARD CHAIN**

**Directions: Travelling into Port Erin at the Four Roads Roundabout take the right turning and follow the road until the next roundabout. Go straight across as if heading up the Sloc then take the second turning on the right into Ballakillowey. Follow the road, take the second left turning Into Viking Hill where the property can be found on the right.**



**1ST FLOOR**  
508 sq.ft. (47.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1654 sq.ft. (153.6 sq.m.) approx.**

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not

Whilst all particulars are believed to be correct, neither Property Wise Limited, or their clients guarantee their accuracy nor are they intended to form part of any contract. Floorplans are for illustrative purposes only, decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.