

**2 Viking Close
Ballakillowey
Colby
£430,000 NEGOTIABLE**



**Good Size 4 Bedroom Family Home With Well Maintained
Enclosed Lawned Gardens With Patio Area**

Large Entrance Porch With Coats Cupboard

Hallway With Storage Cupboard & Downstairs Cloakroom

Lounge With Multi Fuel Burner With Window To Front & Side

Fully Fitted Cream Gloss Kitchen Overlooking Rear Garden

Utility Area Housing A Worcester Bosch Central Heating Boiler

Large Store Room Possible Study

Extension To The Front Offering Possible Large 4th Bedroom / Dressing Room /
En-suite, Requiring Work To Complete

Master Bedroom With Fabulous Sea Views, Fitted Double Wardrobe

2 Further Bedrooms

Fully Fitted Modern Bathroom Suite Comprising A Fitted Bath With Shower
Above, Vanity Wash Hand Basin And Toilet

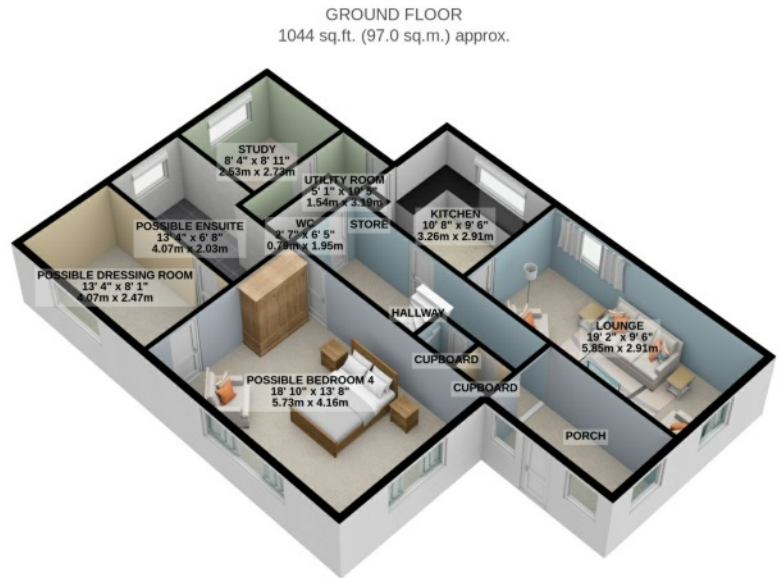
UPVC Fully Double Glazing Throughout, Oil Fired Central Heating
Off Road Parking To The Front And Also At The Rear Of The Property

Single Garage

Mainly Lawned Fenced Gardens, Greenhouse, Storage Shed

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 and then the first turning on the right into Viking Close. Follow this road to the end where the property can be found on the left.

Rateable Value £TBA Rates Payable £ TBA (including water)



TOTAL FLOOR AREA : 1548 sq.ft. (143.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022