



**“Erinbrae”  
Bride Road  
Ramsey, IM8 3UN  
£415,000**



**Spacious Bungalow with Loft Conversion.  
Close to Ramsey Town Centre, Mooragh Park and Beach.  
The Property is Situated on a Generous Plot with Lovely Views Across Open  
Fields at the Rear.**

**Accommodation Comprises:  
Porch and Entrance Hall,  
Lounge with Two Large Windows (one bay) and Log Burner, Double Doors to  
Fitted Kitchen with Dining Area,  
Spacious Sun Room with Sliding Doors to Side Garden,  
Two Double Bedrooms on Ground Floor, both with Fitted Wardrobes,  
One with Sliding Doors to Rear Garden.  
Large Family Bathroom,  
First Floor:- Two Double Bedrooms with Plenty of Eaves Storage,  
Shower Room,  
UPVC Double Glazed Throughout, Oil Fired Central Heating,  
Garage with Rear Entrance, Drive for at Least Four Vehicles.  
Lovely Rear Garden with Astro Turf and Decking.  
**‘Viewing Highly Recommended’****

**Directions:** proceed from Parliament Square north towards Andreas, turn right onto the Bride Road, continue along and the property can be found on the left hand side easily identified by our 'for sale' board.

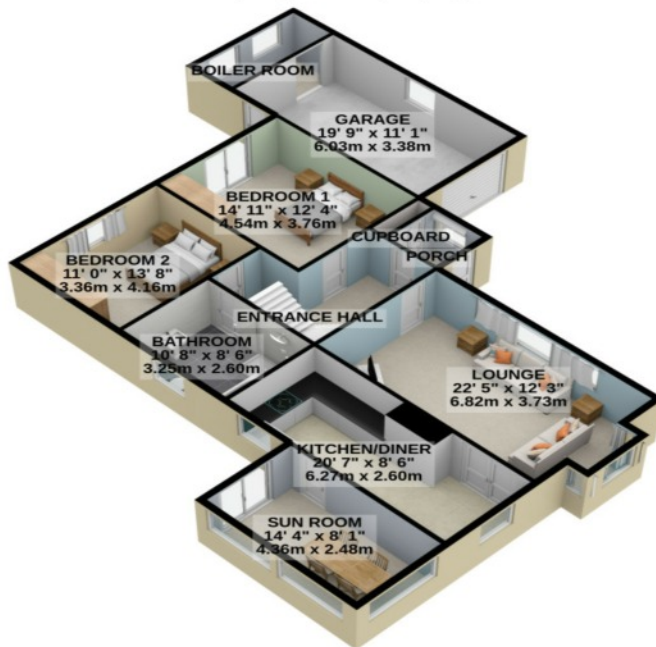
**Rates Payable:** To be advised (Inc. Water Rates)

**Tenure:** Freehold

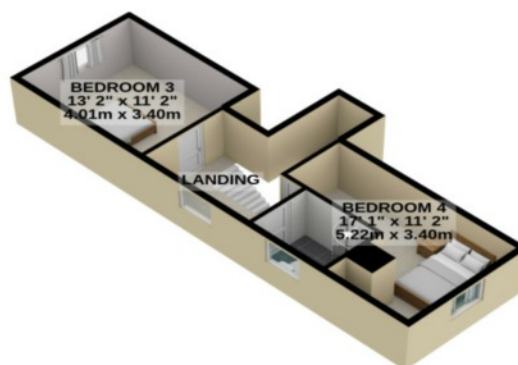
**Services:** Mains Water, Electric Services Connected - Oil Fired Central Heating



**GROUND FLOOR**  
1373 sq.ft. (127.5 sq.m.) approx.



**1ST FLOOR**  
431 sq.ft. (40.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1804 sq.ft. (167.6 sq.m.) approx.**

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.