

**2 Viking Close
Ballakillowey, Colby
£469,000**



Recently Refurbished Good Size 4 Bedroom, 2 Reception Rooms, 2 Bathrooms And A Separate WC Family Home

Large Entrance Porch With Coats Cupboard

Hallway With Storage Cupboard & Downstairs Cloakroom

Recently Renovated Large Lounge With Hill Views

Dining Room/Family Room With Multi Fuel Burner

Fully Fitted Cream Gloss Kitchen Overlooking Rear Garden

Utility Area Housing A Worcester Bosch Central Heating Boiler

Large Store Room Possible Study

Downstairs Bedroom 1 With A Newly Fitted Modern En-Suite Large Shower Room

Bedroom 2 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

Ample Off Road Parking To The Front And Also At The Rear Of The Property

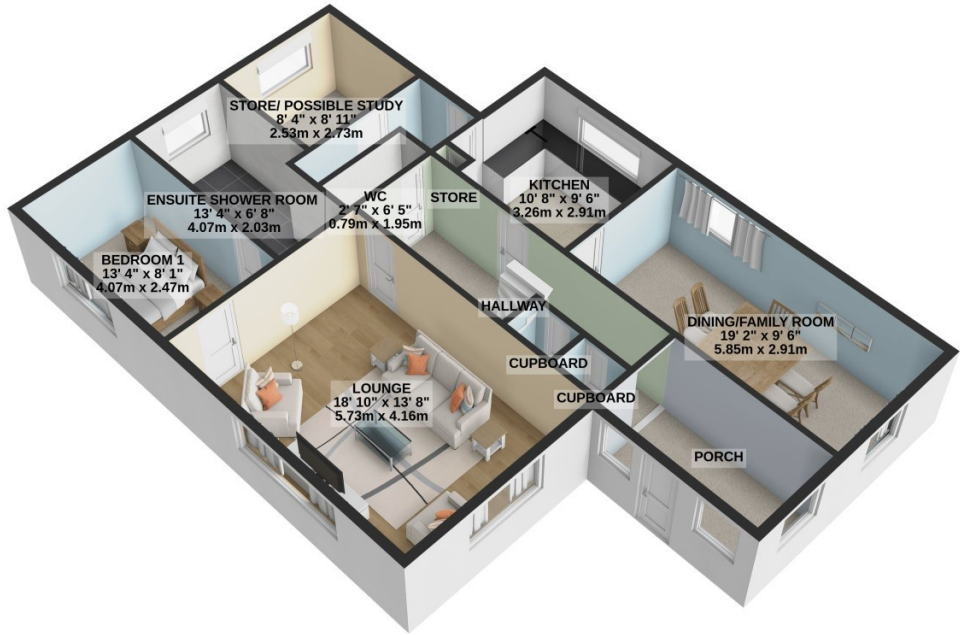
Good Size Single Garage, Greenhouse, Storage Shed

Well Maintained Enclosed Lawned Fenced Gardens With Paved Patio Area,

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 Bal-lakillowey. 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.



GROUND FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



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.
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Property Wise Limited, First Floor, St. Georges Chambers,
1 Athol Street, Douglas, Isle of Man, IM1 1LD

Email: Info@propertywise.co.im