

**46 Magherchirrym, Ponyfields,
Port Erin IM9 6DM
£269,950**



Modern Immaculately Presented 3 Bedroom Semi Detached House Situated within a Popular Residential Estate Within Walking Distance to Port Erin Town Centre and Bus Stop

Good Size Lounge With Understairs Storage Area With Double Doors To Modern Kitchen/Diner
2 Double Bedrooms And 1 Single Bedroom

Family Bathroom Newly Fitted 2017 Comprising Bath With Shower Above, WC, Sink With Storage Unit Underneath, Heated Towel Rail

Boarded Loft With New Insulation With Slingsby Ladder

Upvc Double Glazed Windows & Doors Fitted 2014

Gas Fired Central Heating (New Boiler 2017) With Portable Thermostat

New Facias, Soffits, Guttering, Down Pipes 2023

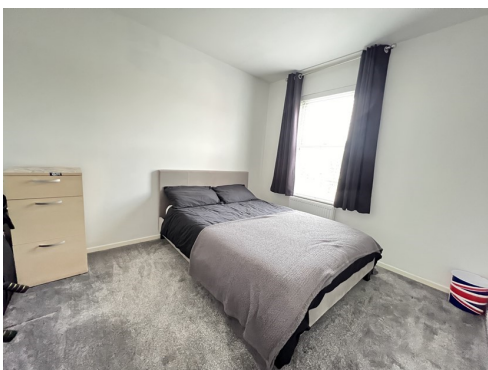
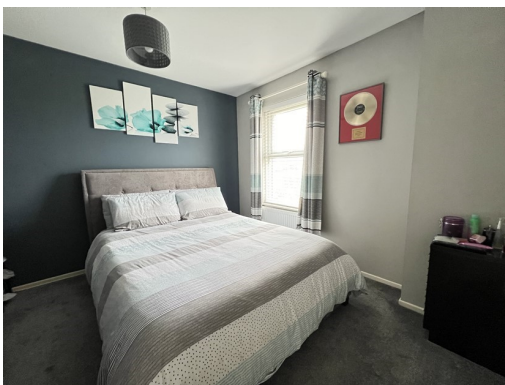
Large Rear Sunny Lawned Garden With Spectacular Hill Views With Good Sized
Patio Area & Ample Space For Storage Shed

Small Front Lawned Garden

Off Road Parking For 2 Vehicles With Ample Visitors Parking Also

****** VIEWING HIGHLY RECOMMENDED ******

Directions: Travelling Into Port Erin along Station Road, turn right into Ballafesson Road. Proceed straight ahead and take the third turning on your right hand side into Maghergarran follow the road into Magherchirrym and number 46 can be found on the left hand side clearly identified by our For Sale Board.



GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 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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