



Dhoon Rushen, Surby Road, Port Erin, Isle of Man. IM9 6TE

Large detached home in quiet residential location with open aspect to rear



£585,000 Freehold

PROPERTY DESCRIPTION

SITUATION Travelling out of Port Erin on Station Road, turn left onto Ballafession Road . Follow the road and turn left just prior to the sharp right hand bend. Take the first right onto Surby Road and the property can be found a short distance along on the left hand side.

Welcome to Dhoon Rushen. This large detached family home is nestled within a quiet residential location on the outskirts of Port Erin. On the ground floor you will find a generous lounge with log burner and dual aspect windows which enjoy an open aspect to the rear. The breakfast kitchen spans almost 20ft in length and features modern gloss units and integral appliances, there is plenty of space for a small table to be tucked into the bay window, there is also a spacious formal dining room which enjoys the same aspect as the lounge. There are five bedrooms in total, three on the ground floor and two upstairs, one is currently set up as a study. Both bathrooms are on the ground floor, there is also a separate toilet, handy for guests and families.

At the front of the property is a large brick paviour driveway providing ample off road parking and access to the integral garage. There are generous wrap around lawned gardens which enjoy daylong and evening sun. The rear garden is South West facing and completely private, it has also recently had a brand new composite decking installed and new timber summerhouse.

INCLUSIONS Fitted carpets, curtains, blinds and light fittings.

RATES For latest rateable value please contact the Rates Office on 685661.

DISCLAIMER Whilst Manxmove Ltd believe that these details are correct, neither Manxmove Ltd or their clients guarantee their accuracy in any way. Consequently, these details are not to be used to form part of any legally binding contract. Prospective purchasers or tenants are advised to visit this property to satisfy themselves as to the correctness of these details. Please note, we use wide angle camera lenses in order to show as much of each room as possible. This is not intended to mislead any prospective purchasers or tenants in any way and an honest verbal description is always available prior to viewing if required.

FEATURES

- Spacious Detached Family Home
- Desirable Residential Location
- 4 Bedrooms plus Two Bathrooms
- Close to Port Erin and Fleshwick Beach
- Lounge, Breakfast Kitchen plus Dining Room
- Private Wrap Around Lawned Gardens
- Integral Garage and Ample Parking
- Fibre Internet & Nest Heating Controls



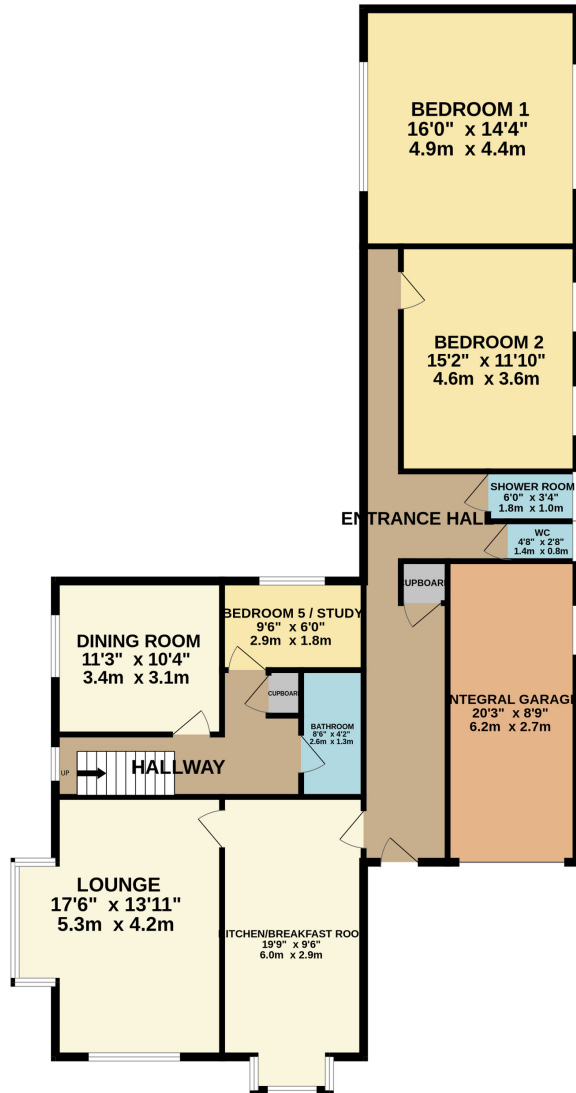
Property Images



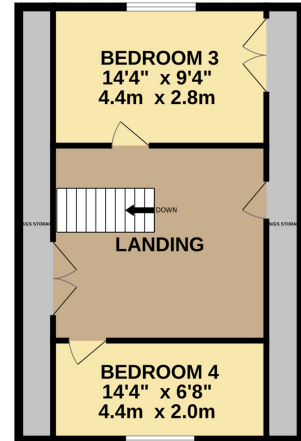
FLOORPLAN



GROUND FLOOR
1522 sq.ft. (141.4 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 2076 sq.ft. (192.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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