

FAMILY BATHROOM Panelled bath, pedestal wash hand basin and WC. Airing cupboard. Aspect to rear.



ATTIC ROOM Accessed from bedroom 2. Suitable for storage. Wall mounted Vaillant gas fired central heating boiler.



SERVICES

All mains services are installed. Gas fired central heating.

ASSESSMENT

Rateable value £TBC

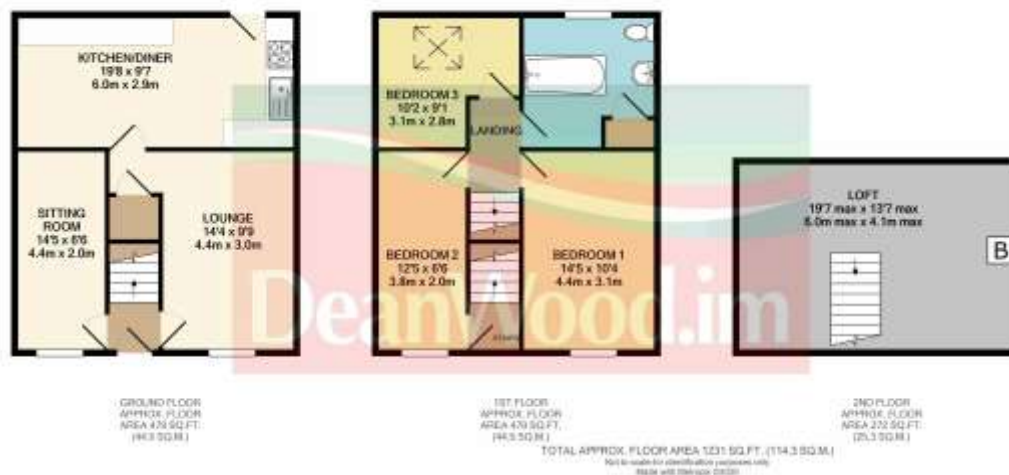
Approx Rates payable £417 (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.



Nook Cottage, Athol Street, Port St Mary

Ref No DCP01045



- Characterful Period Manx Cottage
- In Need of Modernisation
- Sitting Room
- Lounge
- Kitchen Diner
- 3 Bedrooms
- Family Bathroom
- Rear Yard and Outside WC
- Loft
- No Onward Chain

PRICE £172,500

DOUGLAS

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DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
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87 PARLIAMENT STREET
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To the front of the property is a pathway providing access to the front door. To the rear is an enclosed yard with an outdoor WC.



The price is to include all fitted floor coverings.

DIRECTIONS TO PROPERTY:

Travelling from Castletown, follow the coast road along Gansey and continue onto Beach Road into Port St Mary. Turn left at the cross roads and follow the road passed the shops and around the one way system onto Park Road. Turn left onto Queens Road, then left at the green and left again onto Athol Street. Continue along and Nook Cottage will be found towards the end of the terrace set back from the bollards.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE DOOR

HALL Stairs off to upper floor. Door to:-

SITTING ROOM (14'5" x 6'6" approx.) Open grate fire with a tiled hearth and slip surround. Picture rail. Carpeted flooring.

LOUNGE (14'4" x 9'9" approx.) Open fire. Coving. Door to under-stairs storage cupboard. Door to:-



KITCHEN DINER (19'8" x 9'7" approx) Fitted with a range of wall and base units with laminate worktops and a 1½ bowl sink. Stand alone four ring gas cooker. Access to rear yard.



FIRST FLOOR

LANDING

BEDROOM 1 (14'5" x 10'4" approx) Double bedroom.



BEDROOM 2 (12'5" x 6'6" approx) Stair access to loft.

BEDROOM 3 (10'2" x 9'1" approx) Velux window.

