



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

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



£499,950 Freehold

## PROPERTY DESCRIPTION

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**SITUATION** Travelling out of Port Erin on Station Road, turn left onto Ballafesson 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 Dhooon 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 day and evening sun, the rear garden is completely private and easy to maintain, there is also a flagged patio perfect for entertaining.

**INCLUSIONS** Fitted carpets, curtains, blinds and light fittings.

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

## FEATURES

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



# Property Images

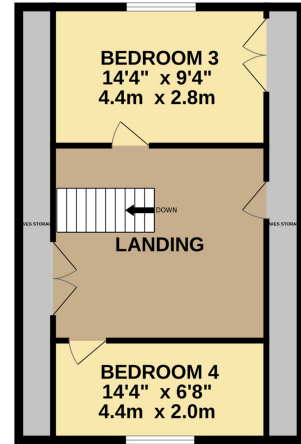
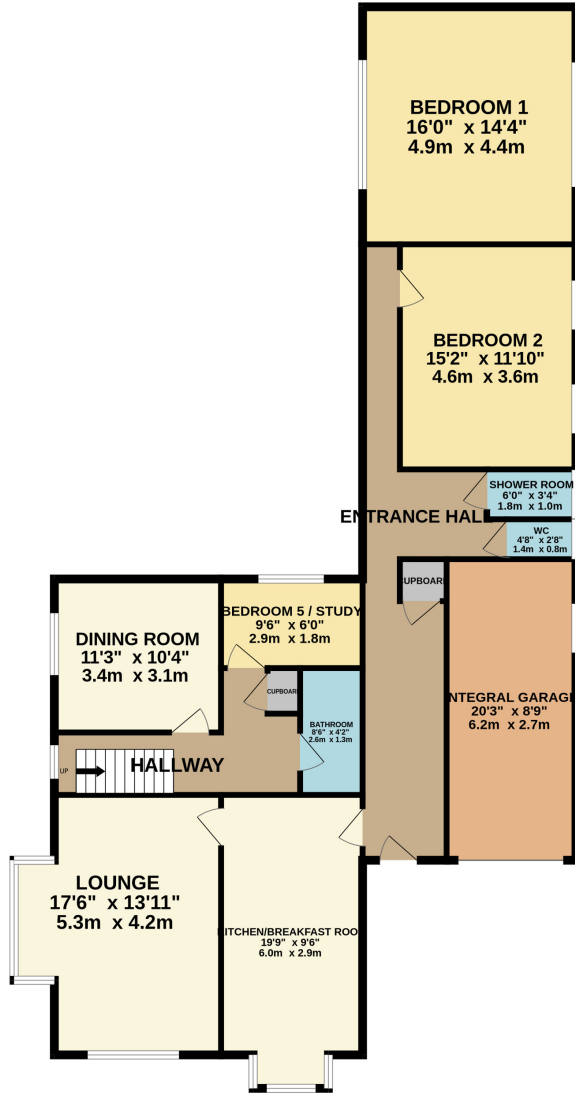


# FLOORPLAN



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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Manxmove Estate Agents - Douglas  
Victoria Road, Douglas, IM2 4HD  
01624 619966  
info@manxmove.im