



Denleigh, Ballafurt Road, Port Erin, Isle of Man. IM9 6HP

Spacious detached four bedroom home in Port Erin, moments away from the beach and local amenities, offered as a blank canvas with no onward chain



£475,000 Freehold

PROPERTY DESCRIPTION

Welcome to this charming 4-bedroom house nestled in the picturesque seaside village of Port Erin. This spacious family home is ideal for those seeking tranquillity without compromising on convenience. It has generous living spaces and well-proportioned rooms and promises versatility and style. The property would benefit from considerable remedial work and offers great potential to make this into a lovely comfortable family home.

Location is everything, and this property sits within a short distance of Port Erin's many amenities, including charming shops, cafes, and scenic coastal walks. The village's renowned sandy beach is just moments away, offering an idyllic backdrop for weekend strolls or water-based activities. Excellent transport links from Port Erin provide easy access to the rest of the Island, making commuting and exploring straightforward.

As you enter the property, there is a large hallway leading to two reception rooms and the breakfast room. Natural light floods the reception rooms, creating a welcoming atmosphere throughout the day. The breakfast room leads to the kitchen, utility room and workshop.

Upstairs, there are three double sized bedrooms with a smaller fourth bedroom. There is a bathroom and separate toilet, airing cupboard, and access to the loft. The rooms are adaptable to suit a range of uses, from comfortable sleeping quarters to home offices or hobby spaces.

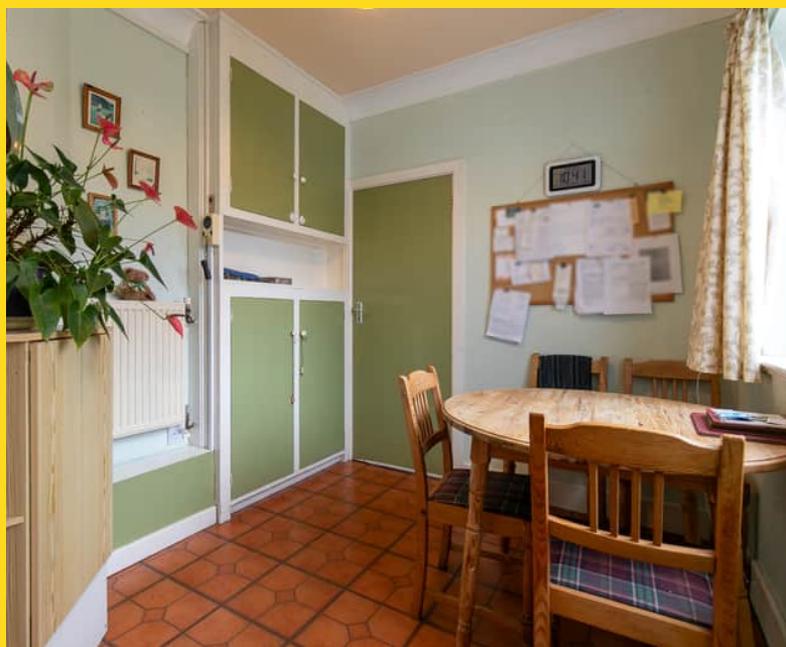
Outside, the house benefits from generous front and rear gardens plus a spacious driveway leading to the garage.

FEATURES

- Detached Family Home
- Remedial Works Required
- Lounge, Dining Room plus Kitchen and Breakfast Room
- 4 Bedrooms, 1 Bathroom & W.C.
- Utility Area plus Small Workshop
- Garage & Off Road Parking
- Front and Rear Gardens
- Limited Sea Views
- No Onward Chain



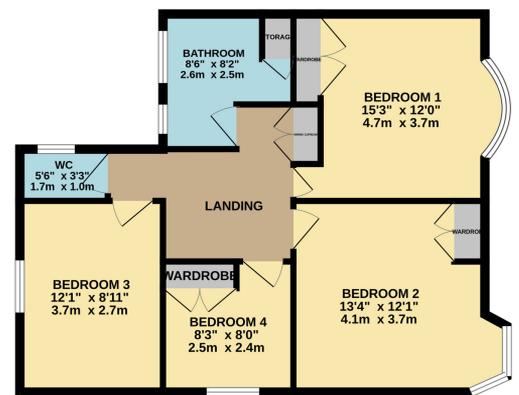
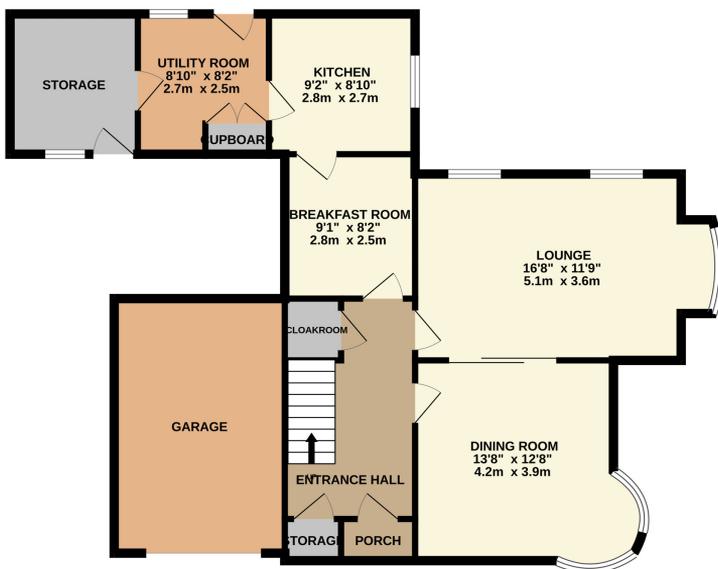
Property Images



FLOORPLAN

GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.

1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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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