



Erins Court Ballagale Avenue, Port Erin, Isle of Man, IM9 6QN  
**Asking Price £645,000**





- Picturesque Port Erin location on Ballagale Avenue
- Spacious lounge with picture windows and feature electric fire
- First floor offers potential master suite with dressing room and en-suite
- Rare road access to both front and rear
- Extended kitchen/diner with fitted appliances and garden access
- Drive-through double garage, ideal workshop or storage
- Three ground floor double bedrooms plus modern family bathroom





## Erins Court Ballagale Avenue, Port Erin, Isle of Man, IM9 6QN

Erin's Court is a lovely family home, set in a particularly picturesque part of Port Erin. Occupying a generous plot with the rare benefit of road access to both the front and rear, the property also features a unique drive-through double garage, ideal for those seeking excellent workshop space or secure storage.

The accommodation is both flexible and spacious. An L-shaped hallway provides access to all ground floor rooms. The main reception room spans the full depth of the house and is bright and airy, with large picture windows flooding the space with natural light. A feature electric fire forms an attractive focal point, with stairs rising to the first floor.

The kitchen has been extended to include a dining area, along with access to a useful shower room. It offers a good range of wall and base units, fitted appliances, and access to the rear garden. Also on the ground floor are three double bedrooms and a modern family bathroom. One of the bedrooms is currently arranged as a cosy snug, perfect for evening relaxation.

To the first floor are two further double bedrooms. One includes fitted wardrobes, while the other offers excellent potential to create a stunning master suite. The current layout provides two bedrooms and an en-suite, however this could easily be reconfigured into a large principal bedroom with walk-in dressing room and en-suite.

Externally, the front offers a driveway and mature garden, ideal for enjoying the evening sun. The rear garden is mainly laid to lawn and includes a shed and a detached outdoor office/hobbies room. With driveways to both front and rear, and garage access from either side, this is a superbly versatile home in a sought-after location.















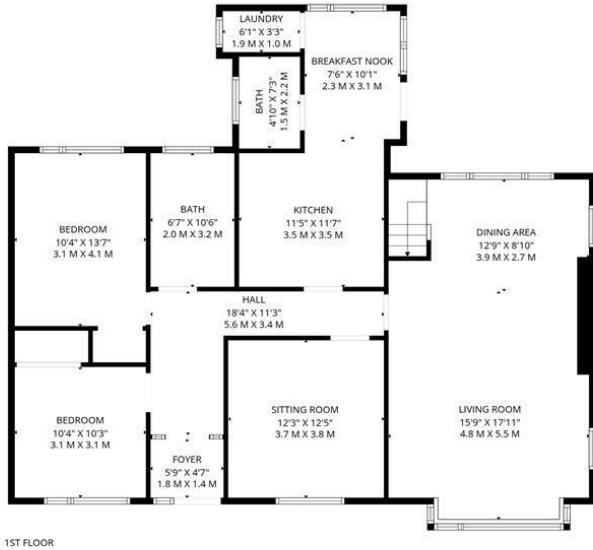
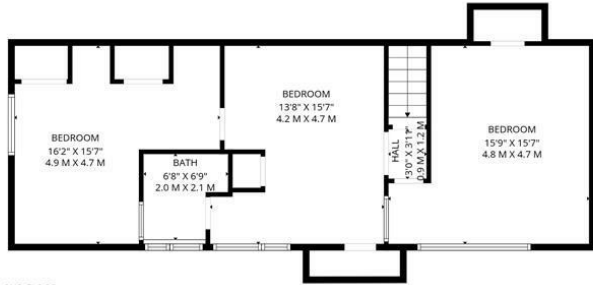












**TOTAL: 1904 sq. ft, 177 m2**  
1st floor: 1356 sq. ft, 126 m2, 2nd floor: 548 sq. ft, 51 m2  
EXCLUDED AREAS: LOW CEILING: 186 sq. ft, 17 m2, WALLS: 157 sq. ft, 13 m2  
FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



**DOUGLAS**  
37 VICTORIA STREET  
DOUGLAS  
ISLE OF MAN IM1 2LF  
**T** 01624 620606  
**F** 01624 677363  
**E** info@deanwood.co.im

**CASTLETOWN**  
COMPTON HOUSE  
9 CASTLE STREET CASTLETOWN  
ISLE OF MAN IM9 1LF  
**T** 01624 825995  
**F** 01624 825996  
**E** castletown@deanwood.co.im

**RAMSEY**  
LEZAYRE HOUSE  
87 PARLIAMENT STREET  
RAMSEY ISLE OF MAN IM8 1AQ  
**T** 01624 816111  
**F** 01624 816588  
**E** ramsey@deanwood.co.im

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