



1 Strand Road, Port Erin, Isle Of Man, IM9 6HE
Asking Price £265,000



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- Modern end-of-terrace home set across three floors, positioned just moments from Port Erin Beach and within walking distance of village amenities
- Stylish family bathroom finished with full tiling, raised roll-top bath, large shower enclosure, wash basin and WC for everyday comfort
- Bright open-plan living area combining kitchen, dining and lounge spaces, featuring traditional cabinetry, contrasting worktops and a range-style cooker
- Practical utility room fitted with bespoke units, Belfast sink and space for a stacked washer and dryer, complemented by parquet flooring
- Lower ground floor double bedroom with built-in storage and direct access to the rear, offering a peaceful and private sleeping space
- Principal top-floor bedroom with arched window, roof lights and en-suite shower room, alongside recent upgrades including CAT5 cabling, fibre readiness and TADO-controlled heating

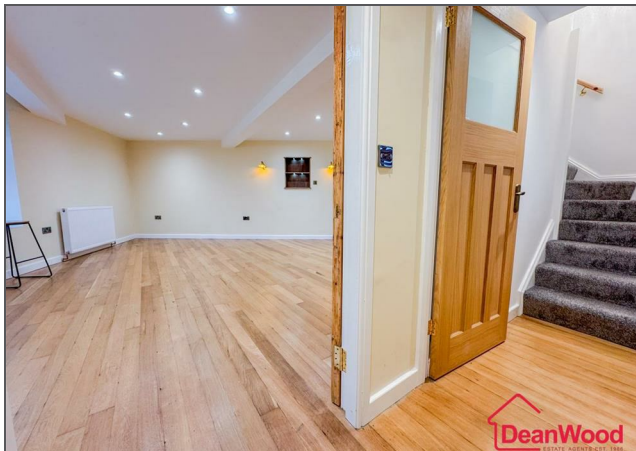


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This modern end-of-terrace home is arranged over three levels and enjoys an enviable position only a few steps from the sands of Port Erin. Its location places you within easy reach of the village centre, with shops, cafés and everyday services all a short stroll away. The main entrance opens into a bright, dual aspect living area that combines the kitchen, dining space and lounge in one sociable, open-plan setting. The kitchen has been fitted with traditional-style cabinetry paired with contrasting work surfaces and includes a range-style cooker together with space for an integrated dishwasher.

The lower ground floor offers a generous double bedroom featuring built-in storage and direct access to the rear of the property. A contemporary family bathroom is also found on this level, finished with fully tiled walls and flooring and appointed with a raised roll-top bath, sizeable shower enclosure, wash basin and WC. A practical utility room completes this floor, fitted with bespoke units incorporating a Belfast sink and space for a stacked washing machine and dryer, set against parquet flooring.

The top floor is home to the principal bedroom, a bright and airy double room enhanced by an arched window and two roof lights. This bedroom benefits from its own en-suite shower room, fitted with a corner shower, vanity basin and WC. The house has undergone recent refurbishment, including CAT5 cabling to TV points and the boiler, and is fibre ready. Heating is provided by a gas-fired system operated via a TADO smart thermostat, enabling remote control from any compatible device



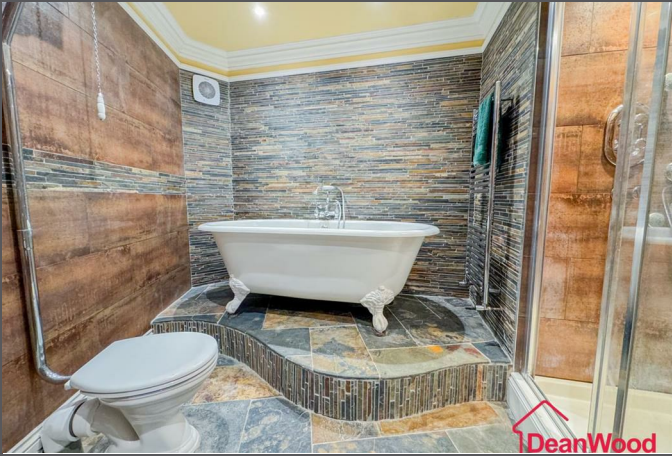


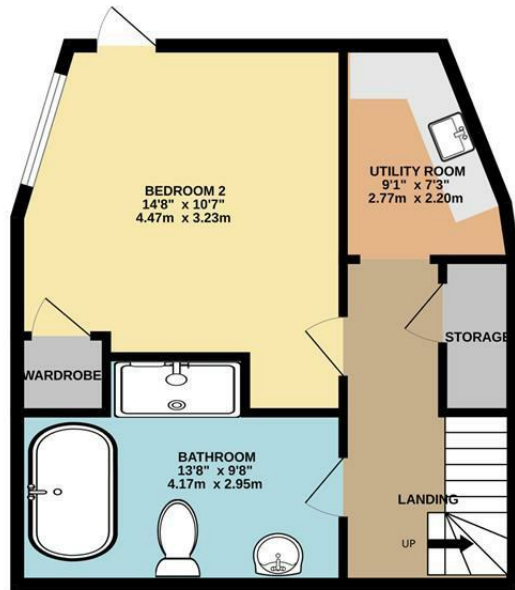










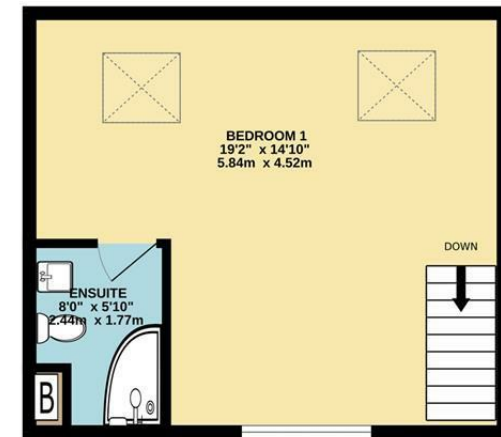


LOWER GROUND
463 sq.ft. (43.0 sq.m.) approx.



GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.

TOTAL FLOOR AREA : 1130sq.ft. (105.0 sq.m.) approx.
Not to scale-for identification purposes only
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1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



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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