

**1 Loch Road  
Port St Mary  
£439,950**



**Immaculately Presented Modern 3 Bedroom Semi Detached House  
Offering Quality Accommodation Over 3 Floors, Situated In The Heart Of Port St  
Mary Village Within Easy Reach Of All Shops & Amenities.**

Beautiful Coastal Walks, Restaurants On Your Doorstep

Accommodation Comprises:- Entrance Hall, Downstairs WC, Good Size Storage Cupboard

Large Open Plan Lounge/Fully Fitted Kitchen With Integrated Neff Appliances/Diner

First Floor Accommodation:- 2 Double Bedrooms, Dressing Room/Study, Large Family Bathroom

2nd Floor Accommodation :- Large Bedroom With An En-Suite Shower Room

UPVC Double Glazed Throughout

Gas Fired Central Heating Combi Boiler

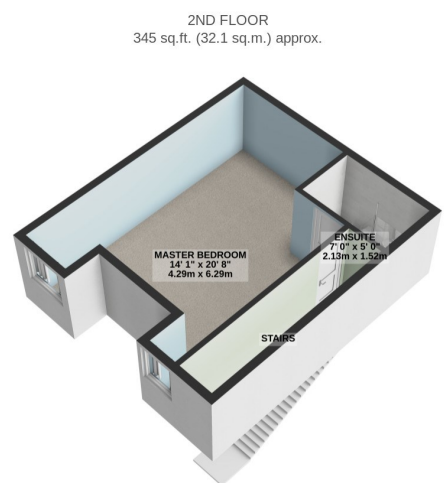
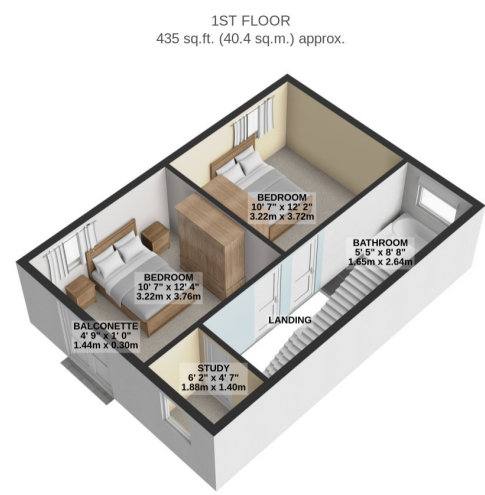
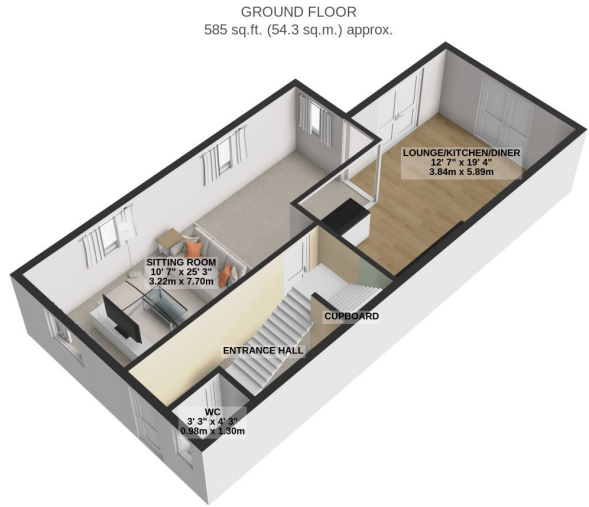
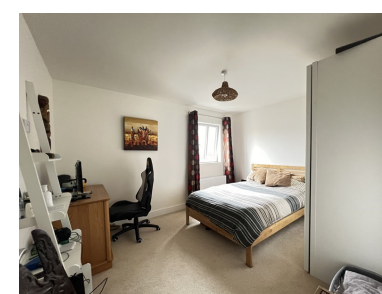
Large Paved Enclosed Rear Garden

Off Road Parking At The Side Of The House

Viewings Highly Recommended To Appreciated This Beautiful House

**\*\*\*NO ONWARD CHAIN\*\*\***

**Directions :-** Travelling from Port Erin along Castletown Road, turn right at the Four Roads Roundabout towards Port St Mary. Continue through the town bearing right onto Park Road. Take the second left into Queens Road. Take the second left, and then straight over the junction. The property can be found a short distance along on the left hand side, clearly identified by our For Sale Board.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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