

**1 Erinville Cottages**

**Kirk Michael**

**£295,000**



**3 Bed Semi Detached Stone Manx Cottage  
Just a Short Walk from The Heart of Kirk Michael Village,  
Primary School, Public House and Shops**

Accommodation Comprises:-

Spacious Dual Aspect Sitting Room with Log Burner  
Further Large Sitting Room/Dining Room With Log Burner That Leads  
Into a Rear Kitchen With Electric Oven, Understairs Storage Cupboard  
Rear Door Out To The Private Gated Rear Lawned Garden and Patio Area  
Good Sized Double Bedroom And A Further Double Bedroom  
Single Bedroom  
Family Bathroom  
Gas Central Heating  
Off Road Parking for 1 Car

In Need of Some Renovation  
Ideal Project For An Experienced Builder

**Directions:** Travelling from Kirk Michael Village on the Douglas Road towards Cronk y Voddy Erinville Cottages are about 100 Yards up the road on the right handside.

**Rates payable:** TBA,      **Inclusions:** to be confirmed

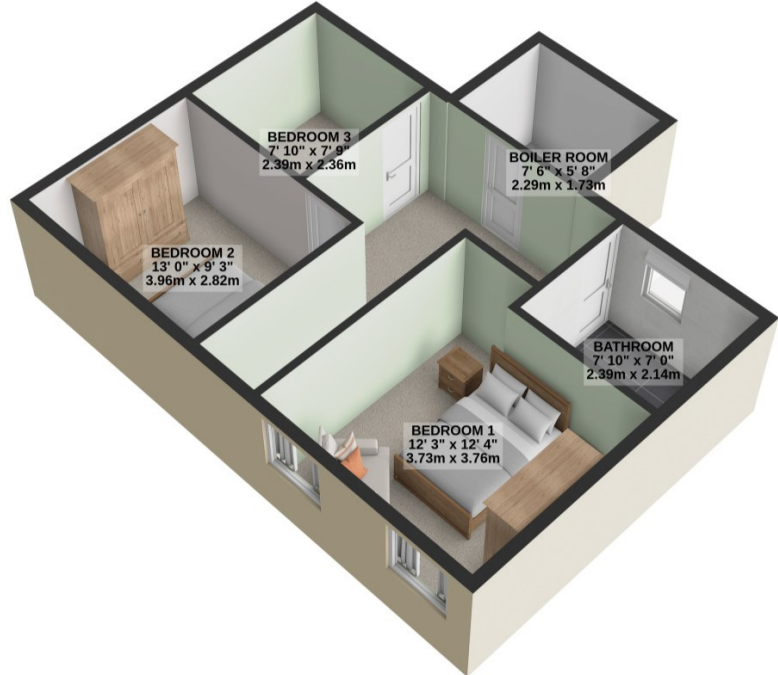
**Services:** All Major Services



GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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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