



**Price**

£470,000

**Freehold**

3 x 

2 x 

2 x 

**Northdown Park  
Road, Margate**

Lovetts are delighted to market this charming 3-bedroom terraced house, perfect for family living. Entering via a few steps, you are welcomed into a bright Hallway that leads you through the ground floor. To the front, you'll find a light-filled Living Room featuring a beautiful bay window and a characterful fireplace, creating an inviting space.

Moving towards the rear, the property opens up into a spacious, open-plan Kitchen/Dining Room with elegant tiling throughout and another feature fireplace. The Kitchen boasts fitted wall and base units, a gas oven/hob, plumbing for a washing machine, space for a fridge/freezer, and a handy breakfast bar. The Dining area is bathed in natural light thanks to a striking skylight and has patio doors that lead out to the private garden. At the rear of the garden, there is the added bonus of a desirable Garage and Driveway that is perfect for extra parking or storage.

On the first floor, you'll find two generously sized double Bedrooms, both retaining original feature fireplaces. Also on this floor are two Bathrooms: one with a walk-in shower and the other featuring a bathtub with a shower overhead, both with matching 3-piece suites.

The third floor houses the final double bedroom, complete with under-eaves storage and a skylight.

Available for immediate viewings.



Lovetts Birchington Ltd. Trading as Lovetts Property Services  
Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ  
Reg. In England No. 4264378 VAT No.785 158296  
Directors: Richard Crosby MNAEA & Tracey Crosby





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- EPC Rating - D
- 1.3 Miles To Train Station
- Garage
- Arranged Over Three Floors
- Private Rear Garden
- Close To Local Amenities
- Driveway
- Open Plan Kitchen/Dining
- Close To Dane Park



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>61</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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