



Thomas
jackson
ESTATE AGENTS



9 Manston Way Walk

Margate, CT9 4FJ

- Two Double Bedrooms
- GCH & DG
- Covered Car Port
- Generous Garden

£240,000

EPC Rating '82'





Property Description

THE PROPERTY

* PRICED TO SELL, VERY GENEROUS GARDEN, CAR PORT, BEAUTIFULLY PRESENTED* An immaculate two bedroom modern terrace house situated in a prime location near Westwood Cross offering one private parking space in an attractive open green oak style car port. Built in 2014 this is well presented property boasts: entrance hallway, ground floor W.C., lounge/diner, modern fitted kitchen with gas hob and electric oven plus dishwasher, washing machine and fridge freezer. Upstairs there are two double bedrooms and a family bathroom. Further features include: Gas central heating, double glazing, and a generous private garden to rear with access to the car port. Ideal FTB or someone looking to downsize to a property requiring no work, the location is super central to all of the Westwood Cross facilities. Key available for immediate viewings.

ENTRANCE HALLWAY

Via glass panelled double glazed UPVC door into hallway, oak effect flooring, double radiator, stairs to first floor,



doors to:

CLOAKROOM WC

Vinyl flooring, low level W.C. double glazed UPVC window to front, double radiator, corner pedestal hand basin with mixer tap, tiled splash back.

KITCHEN

Vinyl flooring, stainless steel sink, mixer tap, double glazed UPVC window to front, base an eye level cupboards, space for fridge freezer, plumbing and space for washing machine, space for dishwasher, fitted oven, fitted 4 ring gas hob, over head extractor, wall mounted boiler.



RECEPTION ROOM

Carpet flooring, television point, telephone point, 2x double radiator, under stairs cupboard, double glazed glass panelled UPVC doors leading to garden.

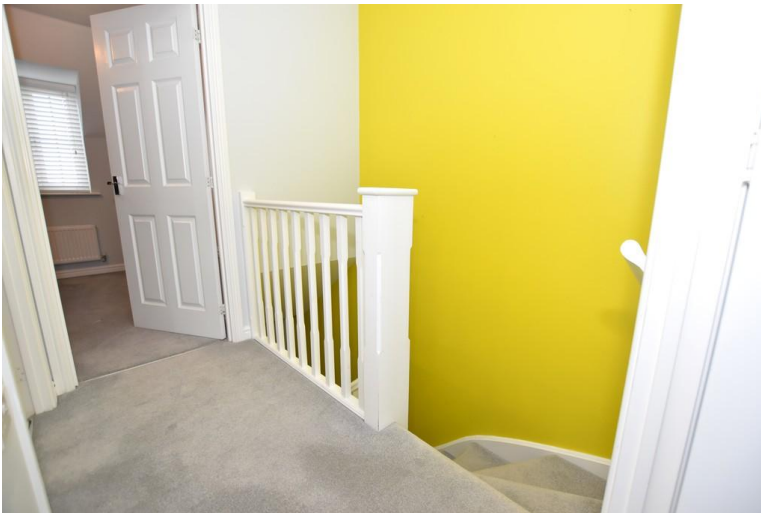
STAIRS TO

LANDING

Carpet flooring, loft access, doors to:

BEDROOM ONE

Carpet flooring, double glazed UPVC window to front, double radiator, fitted cupboard.



BEDROOM TWO

Carpet flooring, double glazed UPVC window to rear, double radiator.

FAMILY BATHROOM

Suite comprising panel bath with shower over and glass screen, low level wc, pedestal wash basin, radiator, ceramic tiling, extractor fan.

GARDEN

Significantly larger than the average, laid to lawn, patio area, patio path leading to decked area, rear access leading to car port.

CARPORT

Accessed via Manston Road and the garden pedestrian gate, parking for 1 car.

MEASUREMENTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by





inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

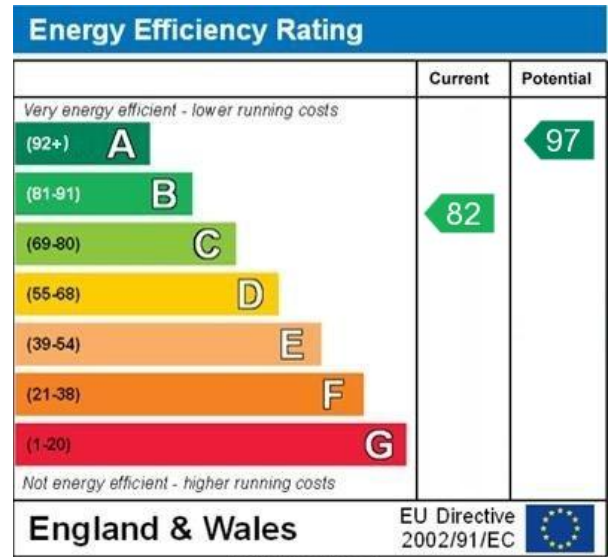
The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.

COUNCIL TAX

Council Tax Band - B
 Council Tax Cost (£PA) £1,579.34
 Local Authority - Thanet District Council



152 Northdown Road
 Cliftonville
 Margate
 Kent
 CT9 2QN

www.thomasjackson.biz
 01843 221000
 sales@thomasjackson.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

