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ESTATE AGENTS



13 Crow Hill Road

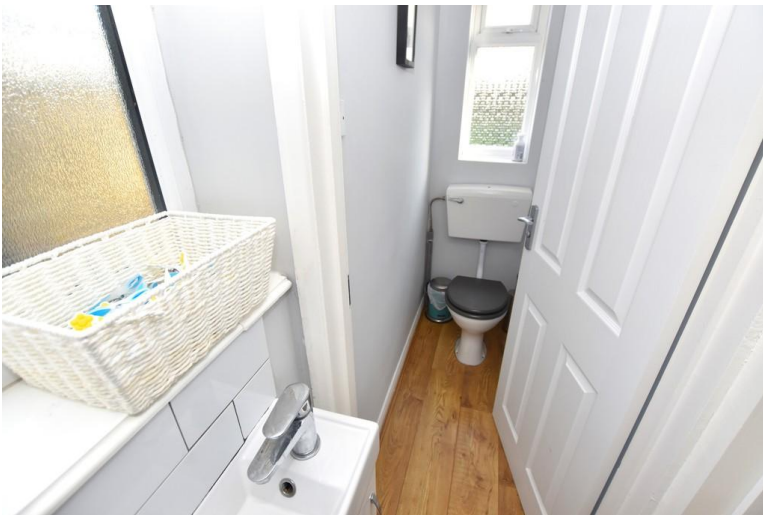
Margate, CT9 5PE

- Super Semi detached House
- Three Bedrooms
- Tastefully Presented
- Three Reception Rooms
- Useful Brick Built Workshop
- Recently Fitted Kitchen with Appliances
- Viewing Essential

£335,000

EPC Rating '62'





Property Description

THE PROPERTY

A superb, family sized home close to a great range of facilities and transport links. Garlinge has a good range of shops, take aways, public houses, chemist and general store. There are also excellent schools in close proximity. The property itself is presented with bright and light decoration and features plenty of reception space. A separate sitting room, family room that opens onto the garden, dining room that opens into the newly fitted kitchen with integrated appliances. There is also a useful utility lobby and cloakroom WC. On the first floor there are three bedrooms as well as a spacious bathroom. To the rear a private garden that has pedestrian access to the side, a versatile brick-built workshop plus lawn and planted borders. To the front, off street parking for two vehicles.

ENTRANCE PORCH

Double glazed entrance door into entrance porch, double glazed panels, outside light, door and glazed panel to:-



ENTRANCE HALLWAY

Stairs to 1st floor, radiator, doors to two under stair storage cupboards, door to:-

SITTING ROOM

11' 05" x 11' 0" (3.48m x 3.35m) Coved ceiling, double glazed bay window to front, oak flooring, chimney recess fitted with shelving, fitted TV cabinet, contemporary radiator, TV point.

OPEN PLAN KITCHEN DINING ROOM

17' 11" x 12' 0" (5.46m x 3.66m) Maximum measurements include a well-planned range of fitted base units fitted with an integrated dishwasher, block edge worksurface over inset with an induction hob with filter hood over, inset stainless steel sink and draining board with a mixer/rinse tap, wall mounted gas boiler concealed with matching cupboard door, space for fridge freezer, double glazed window, radiator, oak flooring through to dining area, square arch to:-



FAMILY ROOM

9' 11" x 9' 2" (3.02m x 2.79m) Double glazed French doors to the garden, laminate flooring, coved ceiling, radiator, door to:-

UTILITY LOBBY

Space for washing machine, work surface over, wall mounted cupboard, double glazed window, contemporary wash hand basin with mixer tap, laminate flooring, door to:-



CLOAKROOM WC

Low level WC, laminate flooring, double glazed window, coved ceiling

STAIRS TO

LANDING

Access to boarded loft space, future expansion potential subject to obtaining the relevant permissions, doors opening to.

BEDROOM ONE

12' 0" x 10' 0" (3.66m x 3.05m) Coved ceiling, radiator, double glazed window, chimney recesses fitted with built in wardrobes.

BEDROOM TWO

11' 6" x 10' 0" (3.51m x 3.05m) Coved ceiling, double glazed window, radiator, doors to built in storage cupboard.





BEDROOM THREE

Coved ceiling, double glazed window, radiator.

FAMILY BATHROOM

Suite comprising of a panel bath with mixer taps and shower fitment over, pedestal wash basin, low level WC, tiled splashback, double glazed window, coved ceiling, radiator.

REAR GARDEN

Rear garden is set privately within brick wall perimeters, in the main is laid to lawn with mature planted borders, central path, patio area, side pedestrian access, outside tap, large workshop suitable for a number of uses with power and lighting.

FRONT

Off road parking for several vehicles, useful outside power points.





MEASUREMENTS

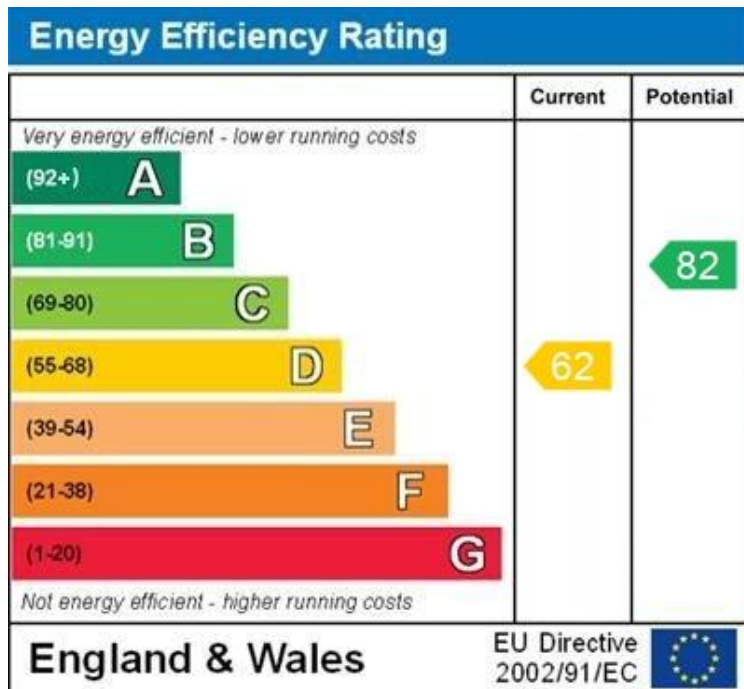
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ANTIL MONEY LAUNDERING

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.

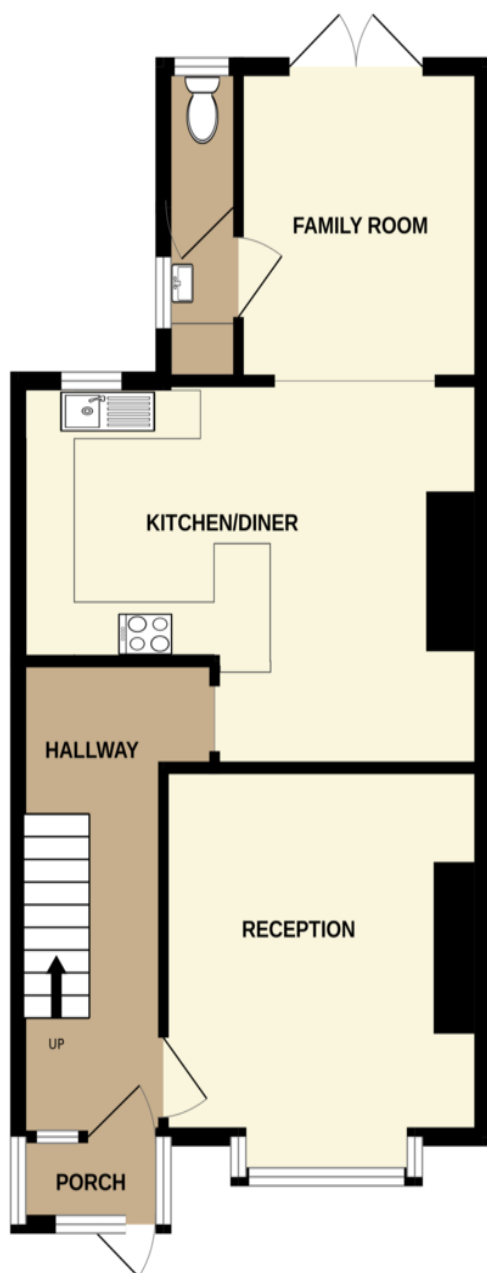
COUNCIL TAX

Local Authority Thanet District Council
Council Tax Band C
Council Tax Cost (PA) £2,084.66

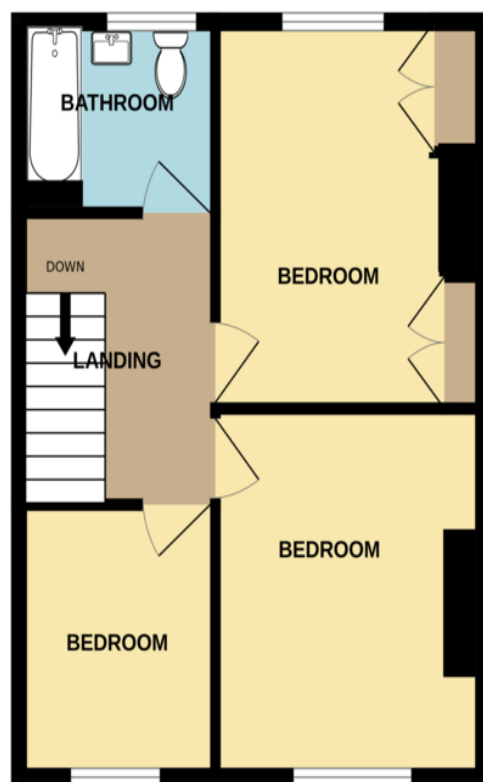


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GROUND FLOOR



1ST FLOOR



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