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50 Dane Hill Row

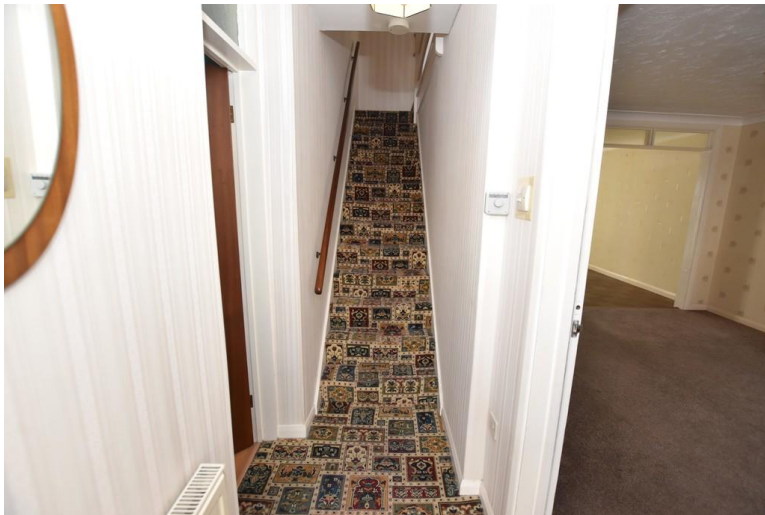
Margate, CT9 1QW

- Superb Semi Detached House
- Popular Cliftonville Address
- Chain Free
- Three Bedrooms, Two Bathrooms
- Chain Free
- Two Garages

£310,000

EPC Rating '65'





Property Description

THE PROPERTY

Perched in an elevated position with sweeping rooftop views of Margate, this charming three-bedroom semi-detached home offers a unique blend of comfort and practicality. The spacious living areas are perfect for modern family life, featuring a generous reception room that flows seamlessly into an open-plan dining area. The fitted kitchen is well-equipped, while the three well-proportioned bedrooms and a family bathroom provide ample space upstairs. A rare and highly sought-after feature is the double garage, offering exceptional storage or workshop space. The property also benefits from a convenient downstairs shower room, gas central heating, and double glazing, ensuring a warm and energy-efficient living environment.

ENTRANCE HALLWAY

Double glazed entrance door into entrance hallway, radiator, stairs to first floor, door to sitting room, door to:-



SHOWER ROOM WC

Suite comprises of a low-level WC, wall hung wash basin, tile and glazed shower enclosure with a mosaic tile floor, electric shower, Extractor fan, double glazed window, ceiling with inset lighting.

OPEN PLAN RECEPTION ROOM

27' 11" x 11' 10" (8.51m x 3.61m) L shaped reception room, maximum measurements, Coved ceiling, double glazed bay window to front, double radiator, double glazed window to rear, double radiator, TV point, wall light point, door to under stairs storage cupboard, door to:-



KITCHEN

11' 3" x 6' 7" (3.43m x 2.01m) Measurements include a well-planned range of fitted base units with space for undercounter fridge, fitted electric oven, space for washing machine, worksurface over inset with stainless steel one and a half bowl sinks with a mixer tap over, four burner halogen hob, integrated filter, attractive tiling with a range of coordinating wall cupboards over, ceramic tile flooring, double glazed window, double glazed door to garden.

STAIRS TO

LANDING

Access to loft space, doors to:-



BEDROOM ONE

13' 10" x 8' 10" (4.22m x 2.69m) Coved ceiling, double glaze window with view over Margate rooftops, radiator, telephone point.

BEDROOM TWO

11' 4" x 8' 10" (3.45m x 2.69m) Plus measurement of two double wardrobe, wall mounted gas boiler, plenty of storage, pre lagged hot water tank, double glazed window to front, radiator.

BEDROOM THREE

8' 8" x 6' 2" (2.64m x 1.88m) Double glazed window to front, radiator.

FAMILY BATHROOM

Comprising of panel bath with twin grips and a thermostatically controlled shower fitment over, glass shower screen, ceramic tile splashback, double glazed window, pedestal wash basin with mixer taps, radiator.





SEPARATE WC

Low-level WC, double glazed window.

REAR GARDEN

The garden is accessed from the kitchen, laid mostly to paving with planted borders plus a low maintenance gravelled area, steps lead down to two single garages, door to very useful brick built storage room, small greenhouse.

GARAGES

Two single garages with up and over doors.



MEASUREMENTS

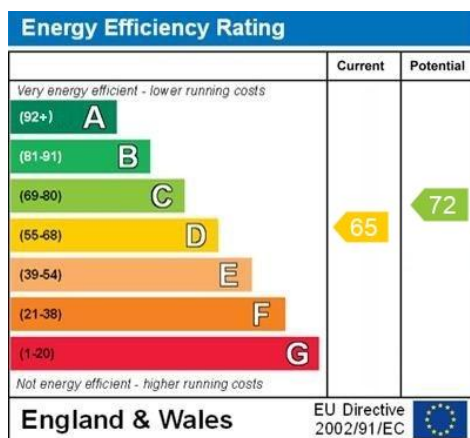
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ANTI MONEY LAUNDERING

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

Local Authority Thanet District Council
Council Tax Band C



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