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ESTATE AGENTS



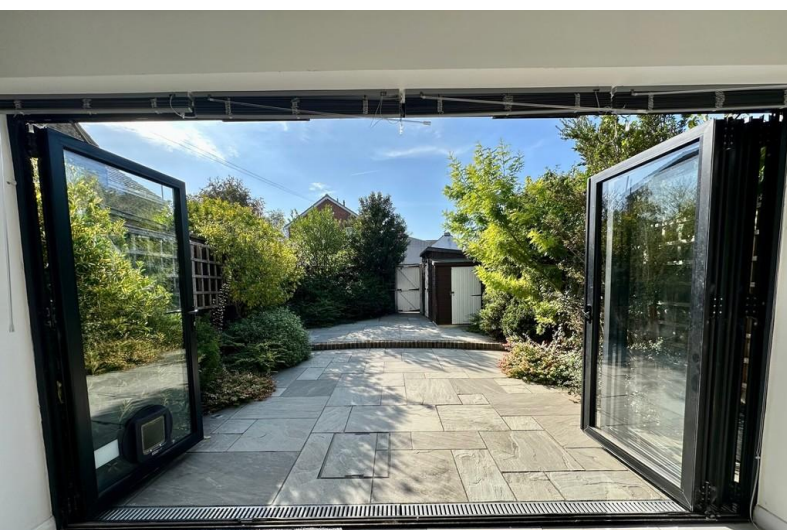
10 Birds Avenue

Margate, CT9 5ND

- Simply Stunning
- Traditional Yet Contemporary
- Beautiful Garden
- Three / Four Bedrooms
- Family Bathroom Plus Ground Floor WC
- Outstanding Fitted Kitchen with Quality Appliances
- Viewing Essential
- Off Road Parking

£350,000

EPC Rating '74'





Property Description

THE PROPERTY

Behold a truly stunning mid-terrace house presented in immaculate condition, ideally situated on the tranquil outskirts of Margate. Perfectly designed for contemporary family life, this home offers three comfortable bedrooms served by a modern family bathroom on the first floor. The ground floor features a bright and welcoming reception room and a handy cloakroom WC. The kitchen is stunning and features extensive integrated appliances and forms part of the spectacular open-plan reception room, a light-filled space featuring dramatic bi-fold doors that open fully onto a beautiful, well-maintained garden, seamlessly blending indoor and outdoor living. With the benefits of gas central heating, double glazing, and practical parking to the rear, this exceptional property is offered chain free.

ENTRANCE HALLWAY

Access is via an Oak panelled door with an attractive leaded light panel, matching double glazed panel the side, stairs to 1st floor, radiator, ceramic tile flooring,



under stair storage area, double doors to meter cupboard, doors to:-

RECEPTION ROOM

14' 7" x 11' 7" (4.44m x 3.53m) Measurements into bay, double glazed bay window to front, double radiator, moulded skirting boards, exposed wooden flooring, telephone point, chimney recess with built-in cupboard.

WC

Suite comprises of low level WC, vanity wash hand basin with mixer tap, attractive Metro tiling, polished porcelain tiled floor.



OPEN PLAN RECEPTION AND KITCHEN

25' 5" x 16' 3" (7.75m x 4.95m) 25'5" X 16'3" measurements include a stunning Uber Master kitchen, recently fitted and including Neff fridge freezer, Smeg oven fitted to eye level with coordinating microwave and plate warmer. There is also a full size Neff dishwasher, washing machine and tumble drier. Quartz work surfaces complete the seamless look and is also inset with a Smeg induction hob, undermounted Belfast sink with draining grooves and a raised breakfast bar area for informal dining. The whole design incorporated thoughtful lighting and and USB charging points. There is an exposed brick feature wall adding to the character.



There is a skylight window over that features remote controlled blinds, double glazed bi-fold doors open directly onto the stunning garden , there is also underfloor heating as well as polished ceramic tiled flooring.

STAIRS TO

LANDING

Access to loft space, double radiator, doors to:-

BEDROOM ONE

14' 5" x 10' 4" (4.39m x 3.15m) Double glazed bay window to front, double radiator, moulded skirting boards.

BEDROOM TWO

12' 9" x 10' 6" (3.89m x 3.2m) Double glazed window overlooks the rear garden, double radiator, door to built in wardrobe with hanging rail and storage shelf.

BEDROOM THREE

7' 6" x 5' 11" (2.29m x 1.8m) Double glazed window, radiator.





FAMILY BATHROOM

Suite comprising of double ended panel bath with Side fill mixer taps plus a thermostatically controlled shower fitment over, pedestal wash basin with mixer tap over, plus a low-level WC, attractive Travertine wall tiling, wood flooring, heated towel rail, double glazed window.

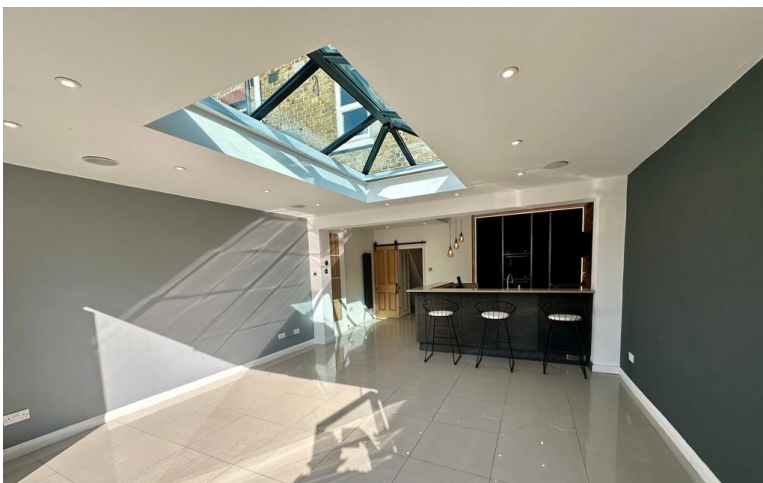
REAR GARDEN

The rear garden is accessed seamlessly from the kitchen/reception, immaculately presented and laid to paving, inset lighting, mature planted borders, storage sheds with power. There is a pedestrian gateway to the rear of the property which access onto the parking area.

PARKING

To the rear of the property is a convenient parking space, this is accessed from the rear. There is a pedestrian gateway leading into the garden.





MEASUREMENTS

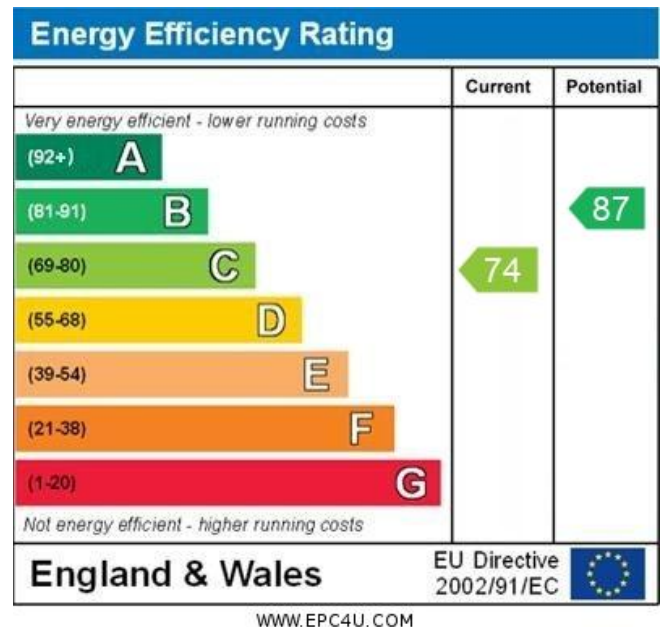
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ANTI MONEY LAUNDERING

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 B
Council Tax Cost (PA) £1,824.09





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