



Thomas
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ESTATE AGENTS



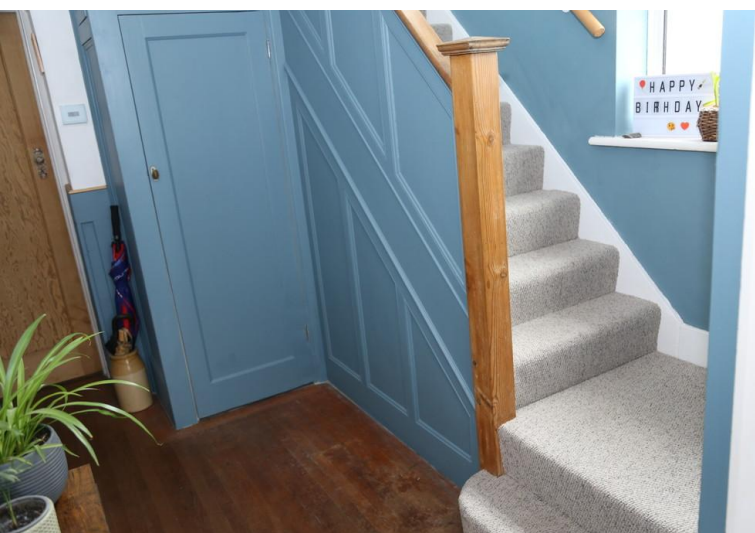
429 Northdown Road

Margate, CT9 3LA

- Super Semi Detached Family Sized House
- Three Double Bedrooms
- Gas Central Heating & Double Glazing
- Sitting Room With Log Burner
- Plenty Of Parking Plus Garage
- Snug Room, parking plus Garage
- Garden Lodge Currently Set As Bar
- Extended Kitchen Diner With Bi-Folds Opening Onto A Deck

£460,000

EPC Rating 'TBC'





Property Description

THE PROPERTY

A super semi detached house set in a well regarded residential area of Margate. The property is close to an abundance of local facilities as well as good transport links, schools and the cliff tops of Palm Bay. The property itself offers family sized accommodation and is set over two floors. Comprising entrance hallway, cloakroom WC, sitting room with a log burner plus a spacious kitchen diner featuring bi-fold doors that open onto an entertainment deck. There is also a very useful utility room/workshop plus access to the garage. This features a roller door and French doors that open to the garden. On the first floor three double bedrooms plus the family bathroom. To the rear a well proportioned rear garden set as lawn and several deck areas. There is also a large shed plus a cabin (currently a bar) fitted with a log burner. The property boasts gas central heating, double glazing plus parking for three vehicles.

ENTRANCE HALLWAY

Double glazed entry door with double glazed leaded light



panel to side opens into hallway, doors to:-

CLOAKROOM WC

Comprises of low-level WC and a wall hung wash basin with mixer tap over, attractive tiled splashback, double glazed window, tiled floor, wall mounted gas boiler for central heating and domestic hot water.

SNUG ROOM

Double glazed window to side, laminate flooring, high speed fibre-optic point, built in glass display dresser with drawers and cupboards, additional cupboard storage.

SITTING ROOM

Coved ceiling, picture rail, double glazed bay window two front, engineered oak flooring, recess with exposed brick feature and multi fuel burner set on a sandstone plinth, matching fire surround and hearth, TV point, radiator.

OPEN PLAN KITCHEN DINER

Measurements include a range of fitted base units with space for range cooker, space for dishwasher, space for American style fridge freezer, worksurface over inset with stainless steel circular sink and drainer, mixer tap over, attractive tiling, range of wall units over, chimney style filter hood, Island with Vegetable baskets, breakfast bar, double glazed bifold doors open onto the deck, TV point, door to:-

UTILITY ROOM / WORKSHOP

Workshop/utility room, features range of fitted base units with worksurface over, inset stainless steel sink with mixer tap, space and plumbing for washing machine, shelving and cupboards, door to:-

GARAGE

Roller door, power and lighting, double glazed French doors open to rear garden.

STAIRS TO:-

FIRST FLOOR LANDING

Double glazed frosted window, access to loft space, doors to:-

BEDROOM ONE

Measurements include extensive range of fitted built in storage of wardrobes, TV point, picture rail, double glazed bay window to front, radiator.

BEDROOM TWO

Picture rail, double glazed window overlooks rear garden and distance sea views, radiator, wall mounted TV point.





BEDROOM THREE

Picture rail, double glazed window overlook rear garden with distant views, double glazed window to side, laminate flooring.

FAMILY BATHROOM

Suite comprises of low-level WC panel bath with side fill mixer taps, corner shower enclosure features a thermostatically controlled mains fed shower fitment, wall hung wash hand basin, attractive travertine tiling, double glazed window, inset LED lighting, storage cupboard.

REAR GARDEN

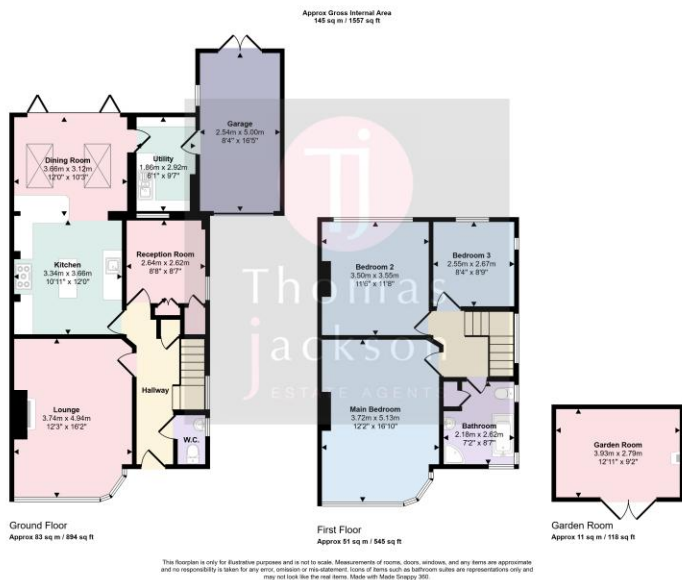
The rear garden is access from the dining area bi-fold doors, open on to a large deck with step down onto a lawn with mature planted borderers, brick paved pathway leads to a summer house which is currently set as a bar and features a log burner. There is also an additional raised deck plus a large storage shed.

FRONT GARDEN

The front garden is set to block paving and provides access to the garage as well as provides plenty of parking.

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 firms 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



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