

Thomas
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ESTATE AGENTS



66 Western Road, Margate, CT9 3QW

Offers In Excess Of £285,000

- Semi Detached Bungalow
- Gas Central Heating & DG
- Garage & Parking
- Chain Free

A super semi detached bungalow set in a well regarded residential area of Margate. Facilities close by include a parade of shops as well as the beautiful Northdown park. Formerly two bedrooms with an archway connecting the sitting room with bedroom one. A stud partition wall would then return the property back to two generous bedrooms with a through sitting room and conservatory. There is also a shower room and WC, kitchen breakfast room as well as a spacious inner hallway and porch. To the rear a generous lawned garden with pedestrian access to the side and to the garage. To the front off street parking for a number of vehicles as well as a lawned garden. The property boasts gas central heating, double glazing and is available chain free.



Property Description

THE PROPERTY

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ENTRANCE PORCH

Double glazed entrance door, door to:-

ENTRANCE HALLWAY

Access to loft space, radiator, door to storage and meter cupboard, picture rail, doors to:-

BEDROOM ONE

11' 08" x 10' 05" (3.56m x 3.18m) Measurement into bay, coved ceiling, double glazed window to bay, radiator, door to built in cupboard.

BEDROOM TWO

14' 04" x 12' 0" (4.37m x 3.66m) Picture rail, double glazed window, two wall light points, radiator, brick lined archway opens to the sitting room (a stud partition wall could separate the bedroom from the sitting room)

SITTING ROOM

14' 11" x 11' 11" (4.55m x 3.63m) Picture rail, radiator, two wall light points, gas fire inset into a brick built fireplace, serving hatch to kitchen, TV point, doorway to:-





CONSERVATORY

10' 07" x 6' 11" (3.23m x 2.11m) Double glazed panels with fitted blinds, double glazed door, radiator, power points, tiled flooring.

KITCHEN BREAKFAST ROOM

11' 0" x 10' 04" (3.35m x 3.15m) Measurements to include a range of fitted base units, space for under counter fridge, freezer, washing machine, tumble drier, electric oven. Wall mounted gas boiler, larder cupboard, double glazed window, double glazed door, tiled splashbacks, stainless steel sink and drainer.

SHOWER ROOM WC

Suite comprises low level WC, wash hand basin and a shower enclosure with an electric shower over, tiled splash backs, double glazed window, heated towel rail.



REAR GARDEN

a long rear garden paved to a large crazy paved patio, step up to a large lawn with planted borders.

GARAGE AND PARKING

Garage with up and over door, pedestrian door to the garden, parking for a number of vehicles.

FRONT GARDEN

laid to lawn with planted borders.



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. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Zoopla

UK
ALA
DPS

The Property
Ombudsman

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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

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