



6 Moray Avenue, Birchington
£375,000

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Birchington

WELL PRESENTED THREE/FOUR BEDROOM FAMILY HOME IN QUIET CLIFFTOP CUL-DE-SAC LOCATION!

Miles & Barr are extremely pleased to be offering this well presented three/four bedroom semi-detached family home located within the idyllic clifftop cul-de-sac of Moray Avenue, Birchington. Ideally situated within easy reach of Birchington's main shopping parade & train station, this specific location also boasts its own unique access to the promenade and seafront via a staircase leading down from the adjoining close.

Once inside, the property boasts three bedrooms and a family bathroom on the first floor with a lounge, modern fitted kitchen diner, conservatory, downstairs WC and a fourth bedroom/study with it's own en-suite shower room downstairs. In addition, there is also a useful utility room.

Externally there is a manageable sized rear garden and block paved off street parking to the front.

In our opinion this property would make the perfect family home for anyone looking to relocate closer to the sea. An early internal viewing is highly recommended!

- Spacious Three/Four Bedroom Family Home
- Cliff Top Location
- Downstairs Shower Room & Separate WC
- Modern Fitted Kitchen Diner
- Lounge With Separate Conservatory
- Off Street Parking





Ground Floor Entrance

Hallway Leading To

Kitchen/Diner

14' 10" x 11' 9" (4.52m x 3.58m)

WC

4' 9" x 2' 9" (1.45m x 0.84m)

Bedroom/Reception Room

10' 8" x 8' 2" (3.25m x 2.49m)

Shower Room

8' 1" x 6' 10" (2.46m x 2.08m)
With Modern Double Shower

Utility Room

6' 11" x 4' 9" (2.11m x 1.45m)

Lounge

14' 11" x 12' 5" (4.55m x 3.78m)

Conservatory

10' 3" x 9' 8" (3.12m x 2.95m)

First Floor

Leading to

Bedroom

14' 11" x 12' 8" (4.55m x 3.86m)
14'11" Into Recess x 12'8"

Bedroom

8' 11" x 8' 2" (2.72m x 2.49m)

Bedroom

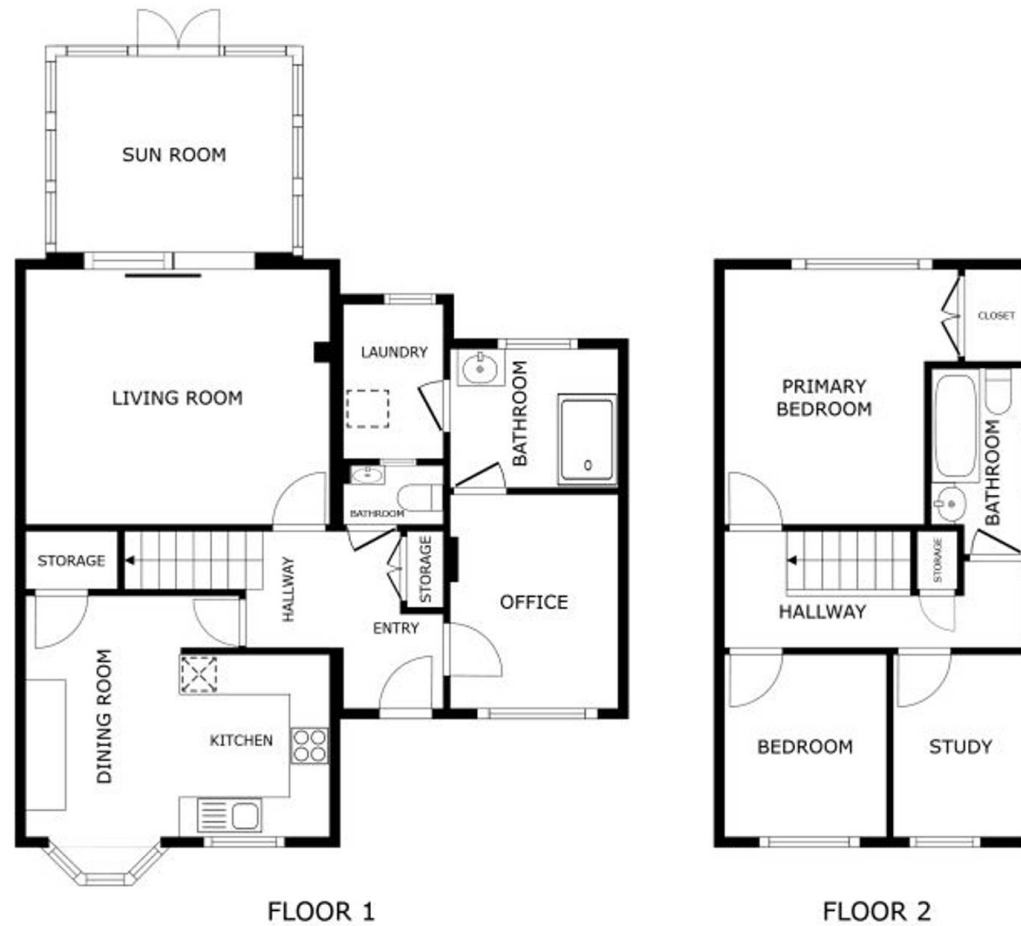
8' 11" x 6' 5" (2.72m x 1.96m)

Bathroom

9' 4" x 4' 6" (2.84m x 1.37m)

With Toilet, Wash Hand Basin And Bath With Shower





GROSS INTERNAL AREA
 FLOOR 1 819 sq.ft. FLOOR 2 422 sq.ft.
 TOTAL : 1,241 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure