



Terence Painter

ESTATE AGENTS

- Perfect First Time Buy
- Four Bedroom Terraced House
- 50' Rear Garden
- 13'10" Living Room
- Kitchen with Integrated Appliances
- Close to all Local Amenities & Town Centre
- Views over Park



144 Dane Valley Road, Margate, Kent. CT93SB.

Freehold £250,000

THIS WELL APPOINTED FOUR BEDROOM TERRACED HOME IS PERFECT FOR FIRST TIME BUYERS AND IS LOCATED IN A CLOSE PROXIMITY TO LOCAL SHOPS, AMENITIES AND THE QEQM HOSPITAL.

This gem of a home has much to offer with the combination of its location, four bedrooms and a 50"rear garden it is a first time buyers delight. The ground floor consists of a 13'10" living room, dining room, kitchen with fitted appliances and access out to the rear garden. The first floor features four generously sized bedrooms and a family shower room.

The home finds itself in a great location, with a park just across the road and Margate Town a few minutes away, you are never far from a great day out with all that Margate Town has to offer, including its stunning beaches and coastal walks, pubs, shops, restaurant and all other amenities.

This home is a truly great opportunity for a first time buyer and is well worth a look, so call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

INTERNAL

Entrance Hallway

3.63m x 1.77m (11' 11" x 5' 10") Entrance into the property is gained via a composite, glazed door. The entrance hall features a radiator, understairs storage cupboard and wooden flooring.

Living Room

4.21m x 3.61m (13' 10" x 11' 10") The lounge features a double glazed bay window to front, exposed brick feature wall, TV point, radiator and carpeted flooring.

Dining Room

3.32m x 3.19m (10' 11" x 10' 6") The dining room features a double glazed window to rear, radiator and carpeted flooring.

Kitchen

2.87m x 2.77m (9' 5" x 9' 1") The kitchen benefits from a double glazed window to rear garden and double glazed frosted UPVC door also to rear. There are high and low level fitted units, space and plumbing for fridge-freezer and washing machine, integrated dishwasher, integrated electric oven with gas hob, stainless steel sink unit inset to countertop, splashback tiling and wooden flooring.

Landing

4.26m x 0.89m (14' 0" x 2' 11") The landing has a loft hatch and carpeted flooring.

Principal Bedroom

4.32m x 3.14m (14' 2" x 10' 4") The principal bedroom features a double glazed window to front overlooking the Dane Park, TV point, radiator and carpeted flooring.

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Bedroom Two

3.18m x 3.08m (10' 5" x 10' 1") Bedroom two also features a double glazed window overlooking Dane Park, radiator, TV point and carpeted flooring.

Bedroom Three

3.12m x 2.33m (10' 3" x 7' 8") Bedroom three features a double glazed window to rear, radiator, TV point and carpeted flooring.

Bedroom Four

3.32m x 2.28m (10' 11" x 7' 6") Bedroom four benefits from a double glazed window to rear garden, radiator and carpeted flooring.

Family Shower Room

1.85m x 1.65m (6' 1" x 5' 5") Tiled walls and flooring, double glazed frosted window to rear, chrome ladder style radiator, low level w.c, wash hand basin and shower cubicle.

EXTERNAL

Rear Garden

15.50m x 7.60m (50' 10" x 24' 11") The rear garden features a patio area and a lawned area, fence borders, brick built storage shed and outside w.c.

Garden Storage

3.15m x 1.98m (10' 4" x 6' 6") Brick built garden storage shed.

Outside W.C.

1.41m x 0.81m (4' 8" x 2' 8") This is an outside w.c. located in the outhouse.

Council Tax Band

The council tax band for this property is - B.

Parking


There is unrestricted, on street parking available outside the property.



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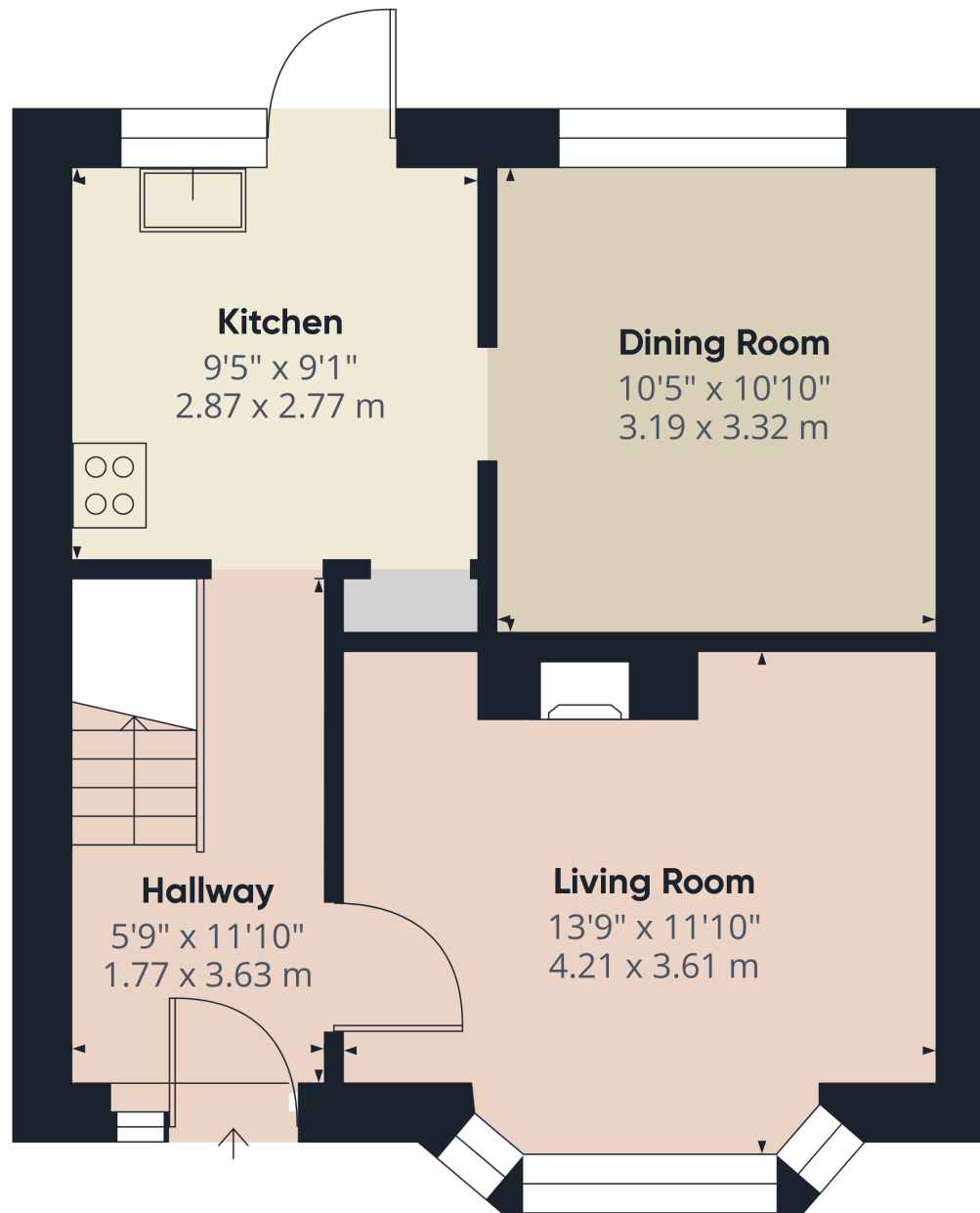
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	83
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor Building 1

Approximate total area⁽¹⁾

431.31 ft²

40.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

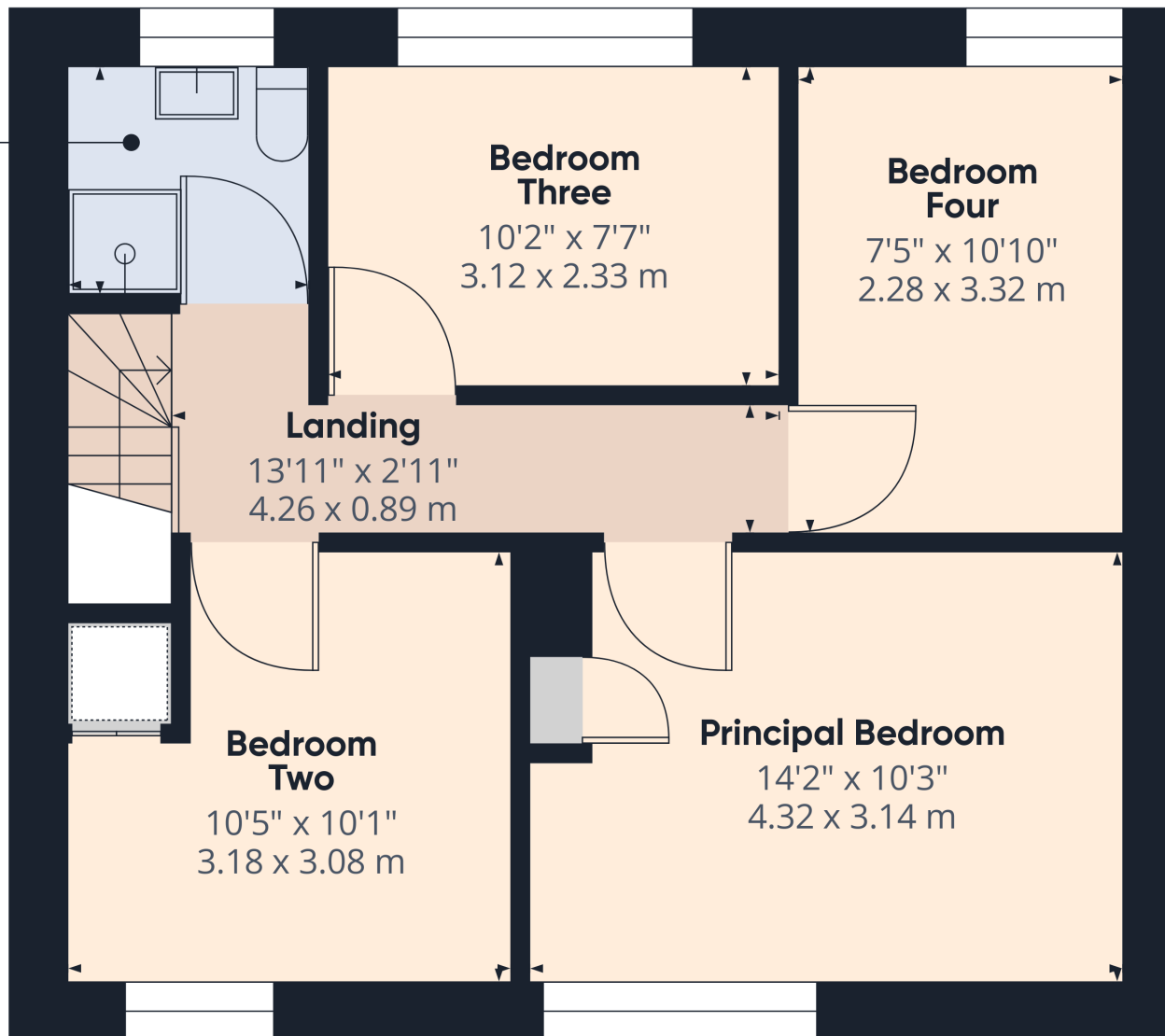
Calculations are based on RICS IPMS 3C standard.

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Shower Room
6'0" x 5'4"
1.85 x 1.65 m



Approximate total area⁽¹⁾

486.42 ft²

45.19 m²

(1) Excluding balconies and terraces

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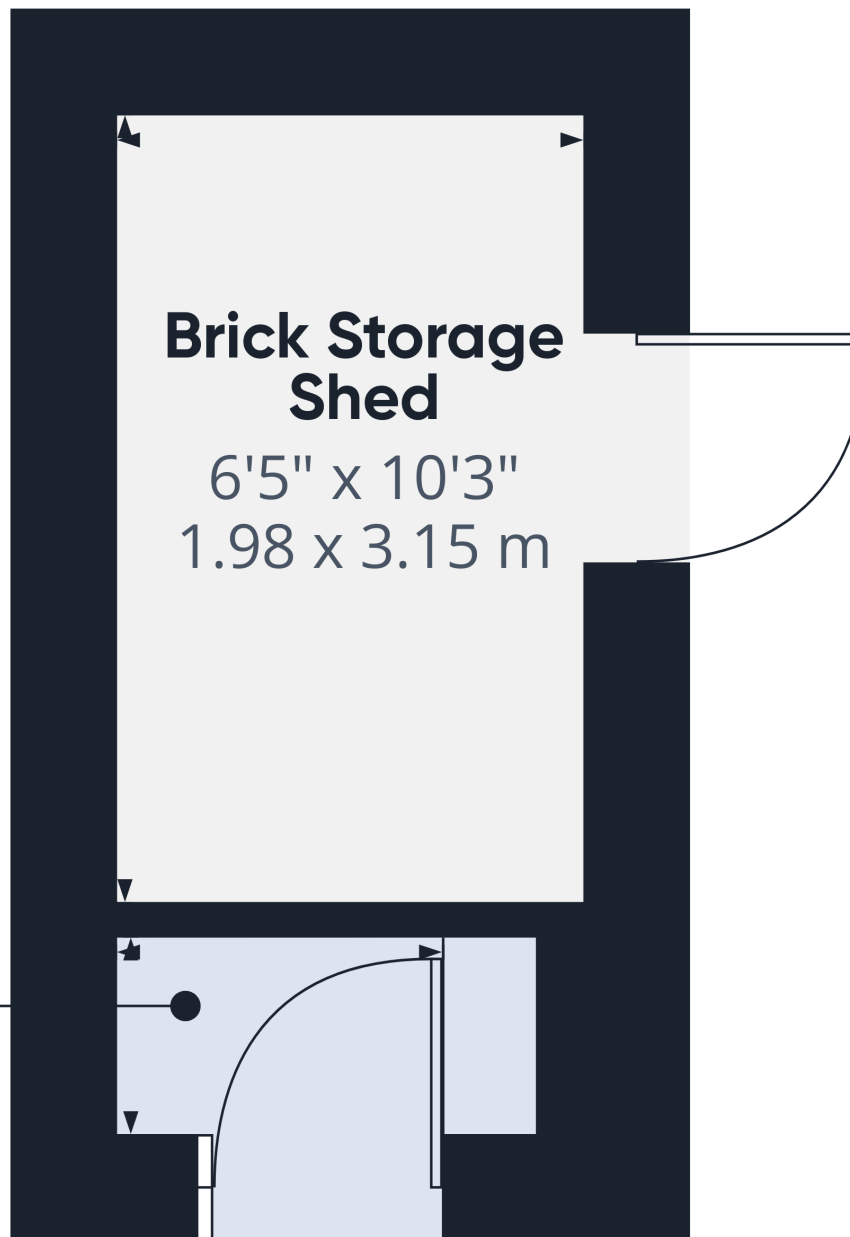
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Floor 1 Building 1

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**Outhouse
with W.C.**
4'7" x 2'7"
1.41 x 0.81 m



Ground Floor Building 2

Approximate total area⁽¹⁾

79.55 ft²

7.39 m²

(1) Excluding balconies and terraces

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