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Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG

Stanley Road, Broadstairs £ 235,000









- Semi Detached House
- > Three Bedrooms
- Two Reception Rooms
- Double Glazing

- Sought After Location
- Off Road Parking
- > 90ft Rear Garden
- No Onward Chain

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. DESIRABLE LOCATION. A great opportunity to purchase this very well presented three bedroom semi detached house situated in a favourable and well sought after area of Broadstairs. The property will consist of two separate reception rooms, extended galley kitchen, two double bedrooms and one single and a family bathroom. Externally you will enjoy a very well maintained and established rear garden being approximately 90ft in length. It also benefits from having a small patio area ideal for table, chairs and for those summer BBQ's. The front garden is mainly laid to lawn with various flower and shrub borders and to the side of that there is a driveway lending off street parking for one vehicle. Other benefits of the property include sealed unit double glazing where stated and a gas fired central heating system. The vendor also advises us that this home comes with no onward chain. Please call Xpert agents today to avoid disappointment.

Entrance Via glazed hardwood door to:-

Hallway Radiator with cover, sealed unit double glazed window to side, under stairs storage space including metres, fitted carpet, stairs to first floor accommodation and doors to:-

Lounge 4.34m (14'3") x 3.12m (10'3") Sealed unit double glazed windows to front, TV aerial lead, picture rail, radiator and fitted carpet.

Dining Room 368.81m (1210'0") x 2.87m (9'5") Double glazed patio doors to rear leading to the garden, picture rail, radiator and fitted carpet.

Kitchen 5.94m (19'6") x 2.13m (7'0") Range of wall and matching base units with complimentary work surfaces over, one and a half bowl stainless steel sink unit and drainer, built in electric oven with a four ring gas hob and extractor over combined with a stainless steel splash back, space and plumbing for washing machine, space for further white goods, spotlights to ceiling, vinyl flooring, sealed unit double glazed windows to rear and side, sealed unit double glazed door to side leading to rear garden.

Landing Access to loft space via hatch, sealed unit double glazed window to side, fitted carpet and doors to:-

Bedroom One 4.27m (14'0") x 2.74m (9'0") Sealed unit double glazed windows to front, built in wardrobes, picture rail, radiator, fitted carpet.

Bedroom Two 3.73m (12'3") x 3.05m (10'0") Sealed unit double glazed windows to rear, picture rail, built in wardrobes with one to include the boiler, radiator fitted.

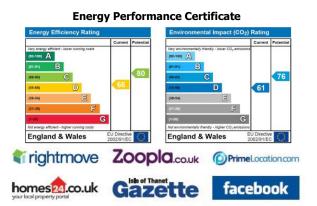
Bedroom Three 2.74m (9'0") x 1.80m (5'11") Sealed unit double glazed window to front, picture rail, radiator and fitted carpet.

Bathroom Suite comprising of a panelled bath with wall mounted shower over and shower head to mixer taps, pedestal wash hand basin, low level flush WC, radiator, local tiling to walls, vinyl flooring, obscure sealed unit double glazed window to rear.

Rear Garden Approximately 90ft in length. Being mainly laid to lawn with various flower and shrub borders coupled with established trees, patio area ideal for table, chairs and BBQ, garden shed, fenced perimeters, outside power point and tap and pedestrian side access.

Front Garden Mainly laid to lawn with flower and shrub borders.

Parking Driveway to front lending off road parking for one vehicle.



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