



Dalmeny Avenue, Margate.

£330,000



Beautiful semi-detached house located in the popular 'Avenues' area of Cliftonville, convenient for local shops and buses, and a short walk to lovely beaches and cliff top walks. The property which is presented in superb order throughout offers three bedrooms and a family bathroom on the first floor, on the ground floor there are two good sized reception rooms, a WC, and a kitchen. There is off road parking for a number of vehicles and a garage. At the rear of the property there is an enclosed south-west facing garden. The property has been well kept by the current owner and in our opinion would make an ideal family home.

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**Reception Hallway:** 3.91m (12'10") x 3.20m (10'6")

**Reception 1:** 4.39m (14'5") x 3.43m (11'3")

**Reception 2:** 3.96m (13'0") x 3.43m (11'3")

**Kitchen:** 3.28m (10'9") x 3.20m (10'6")

**Utility Room:** 6' x 3'9

**Cloakroom**

**Landing**

**Master Bedroom:** 4.11m (13'6") x 3.43m (11'3")

**Bathroom:** 3.25m (10'8") x 2.97m (9'9")

**Bedroom 2:** 3.76m (12'4") x 3.43m (11'3")

**Bedroom 3:** 3.25m (10'8") x 3.00m (9'10")

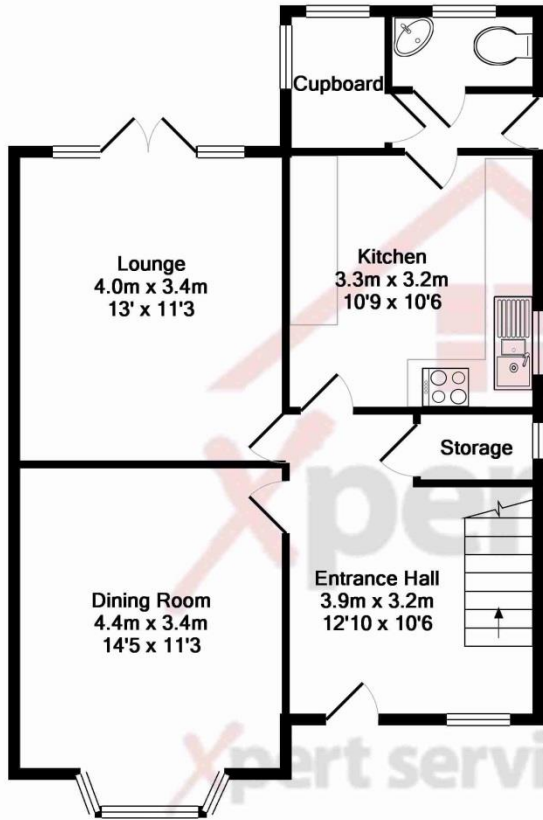
**Separate WC**

**Rear Garden**

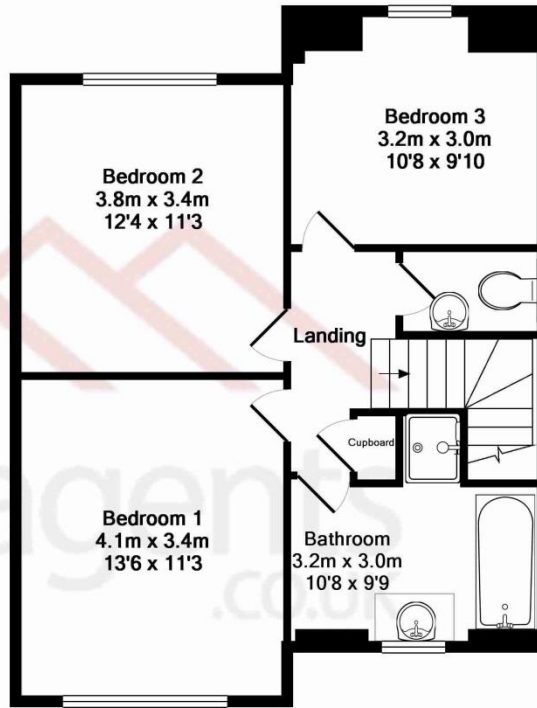
**Garage**







Ground Floor  
Approx. Floor  
Area 56.6 Sq.M.  
(609 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 51.8 Sq.M.  
(557 Sq.Ft.)

Total Approx. Floor Area 108.4 Sq.M. (1166 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only

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