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0.75% +VAT for selling
£199 +VAT for letting

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



66 Northumberland Avenue, Ciftonville, Margate
£ 285,000



- Five bedroom semi detached house
- Three spacious reception rooms
- Large garage and off street parking
- Fitted kitchen
- Manageable rear garden
- Close to the Town and seafront
- No Chain!
- Ideal family home

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.

Draft Details! Call Xpert Agents today to view this spacious five bedroom semi detached home in the popular Northumberland Avenue. This property is ideal for the growing family or a family who need space for returning in laws. The property boasts: Five bedrooms, (en suite to Master), family bathroom, separate w.c., three reception rooms and a fitted kitchen. There is a manageable rear garden to the rear and off street parking to the front of the property for 2-3 cars as well as a larger than average garage. Viewing is strictly by appointment only so please call to view. Sole Agents.

Entrance Hall

Reception Room 5.03m (16'6") x 4.22m (13'10")

Lounge 7.39m (24'3") x 3.33m (10'11")

Dining Room 3.56m (11'8") x 3.17m (10'5")

Kitchen 5.18m (17'0") x 2.77m (9'1")

Cloakroom

Landing

Bedroom 1 4.90m (16'1") x 3.40m (11'2")

En suite Shower room

Bedroom 3 3.17m (10'5") x 1.90m (6'3")

Bedroom 2 3.66m (12'0") x 3.17m (10'5")

Bathroom

Separate WC

Bedroom 4 2.82m (9'3") x 3.00m (9'10")

Bedroom 5 3.33m (10'11") x 2.49m (8'2")

Rear Garden

Part patio part laid to lawn, fenced perimeters raised borders

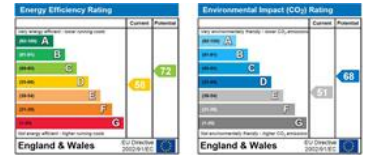
Side area

Paved with side access fenced side and access to garage

Front Garden

Block paved driveway for 2 cars, lawn area, wall enclosed

Garage 5.03m (16'6") x 3.20m (10'6")
up and over door. Power and light



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. 12/2/15



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