



Price

£470,000

Freehold

3 x 

2 x 

2 x 

**Northdown Park
Road, Margate**

Lovetts are delighted to market this charming 3-bedroom terraced house, perfect for family living. Entering via a few steps, you are welcomed into a bright Hallway that leads you through the ground floor. To the front, you'll find a light-filled Living Room featuring a beautiful bay window and a characterful fireplace, creating an inviting space.

Moving towards the rear, the property opens up into a spacious, open-plan Kitchen/Dining Room with elegant tiling throughout and another feature fireplace. The Kitchen boasts fitted wall and base units, a gas oven/hob, plumbing for a washing machine, space for a fridge/freezer, and a handy breakfast bar. The Dining area is bathed in natural light thanks to a striking skylight and has patio doors that lead out to the private garden. At the rear of the garden, there is the added bonus of a desirable Garage and Driveway that is in a perfect for extra parking or storage.

On the first floor, you'll find two generously sized double Bedrooms, both retaining original feature fireplaces. Also on this floor are two Bathrooms: one with a walk-in shower and the other featuring a bathtub with a shower overhead, both with matching 3-piece suites.

The third floor houses the final double bedroom, complete with under-eaves storage and a skylight.

Available for immediate viewings.



Lovetts Birchington Ltd. Trading as Lovetts Property Services
Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ
Reg. In England No. 4264378 VAT No.785 158296
Directors: Richard Crosby MNAEA & Tracey Crosby





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- EPC Rating Pending
- 1.3 Miles To Train Station
- Garage
- Arranged Over Three Floors
- Private Rear Garden
- Close To Local Amenities
- Driveway
- Open Plan Kitchen/Dining
- Close To Dane Park



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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
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