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27 Birkdale Drive, Folkestone

Guide Price **£325,000**

Skippers

27 Birkdale Drive

Folkestone

Well-presented three bedroom semi-detached bungalow in a quiet cul-de-sac. No onward chain, spacious rooms, garage, drive, gardens, close to amenities. Ideal for families or downsizers. Guide price £325,000 - £350,000

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- Semi Detached Bungalow
- Three Bedrooms
- Garage & Driveway
- Chain Free Sale
- Cul-de-sac Location
- Close to Local Amenities
- EPC Rating "D"





This well-presented three bedroom semi detached bungalow is situated in a quiet cul-de-sac location, offering an excellent opportunity for those seeking a comfortable home in a popular residential area at a guide price of £325,000 - £350,000. The property is offered for sale with no onward chain, providing a smooth and straightforward purchase process. Internally, the bungalow features a spacious living room, a well-proportioned kitchen, and three bedrooms, making it ideal for families or those looking to downsize without compromising on overall living space. Additional benefits include a driveway, garage, and an EPC rating of "D". The property is conveniently located close to local amenities, ensuring easy access to shops, schools, and transport links, making day-to-day living both practical and enjoyable.

The outside space is equally impressive, with a large front garden that features steps leading down to the entrance of the property. The garden is predominantly laid to lawn and arranged over two tiers, with a gate at the top for access. To the rear, the low maintenance garden boasts well established flowerbeds along one side, as well as a boundary lined with additional flower bedding, creating a pleasant and colourful outlook. The garden is set on a raised level, with access available from the side of the porch or via a rear gate that leads directly to the roadside. Parking is well catered for with a shared driveway that leads to a private driveway in front of the garage, providing ample space for multiple vehicles. This property combines comfortable living accommodation with attractive and practical outside space, making it a superb choice for a variety of buyers.

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Entrance Porch

7' 7" x 4' 4" (2.31m x 1.31m)

UPVC double glazed door to the porch and UPVC double glazed windows looking out onto the detached garage. Carpeted floor coverings, storage shelves and UPVC double glazed door to entrance hall.

Entrance Hall

10' 11" x 20' 8" (3.32m x 6.31m)

L shaped entrance hall with carpeted floor coverings. Large storage cupboard, loft hatch, radiator and additional storage cupboard housing the boiler and hot water tank. Doors To :-

Lounge/Diner

21' 7" x 12' 2" (6.59m x 3.72m)

Large UPVC double glazed picture window looking out over Folkestone/Cheriton. Carpeted floor coverings, coving and two radiators.

Kitchen

14' 5" x 6' 10" (4.39m x 2.09m)

UPVC double glazed bay window to the side of the property. UPVC double glazed door leading to conservatory. Matching wall and base units, Korean sink, space for freestanding fridge/freezer, space for freestanding dishwasher, space for freestanding washing machine, fan oven with grill above. Electric hob, extractor fan, fully tiled walls, vinyl flooring and radiator.

Conservatory

11' 4" x 7' 9" (3.46m x 2.37m)

Part brick built conservatory around the bottom with UPVC double glazed windows around the top. UPVC double glazed door out to the garden. Vinyl flooring, electric heater and a Perspex roof. Great views overlooking Folkestone on a clear day.

Bedroom

12' 2" x 11' 9" (3.71m x 3.58m)

UPVC double glazed bay window to the front of the property. Carpeted floor coverings. Two large built in wardrobes. Radiator and Coving.

Bedroom

FRONT GARDEN

Front garden has steps leading down to the property. Large area laid to lawn with two tiers and a gate at the top of the steps. This property can be accessed via the front or the rear.

REAR GARDEN

Low maintenance garden with well established flowerbeds to one side. Boundary around the bottom of the garden with flower bedding also. Raised up garden with access from the side gate next to the porch or rear gate leading to roadside.

DRIVEWAY

1 Parking Space

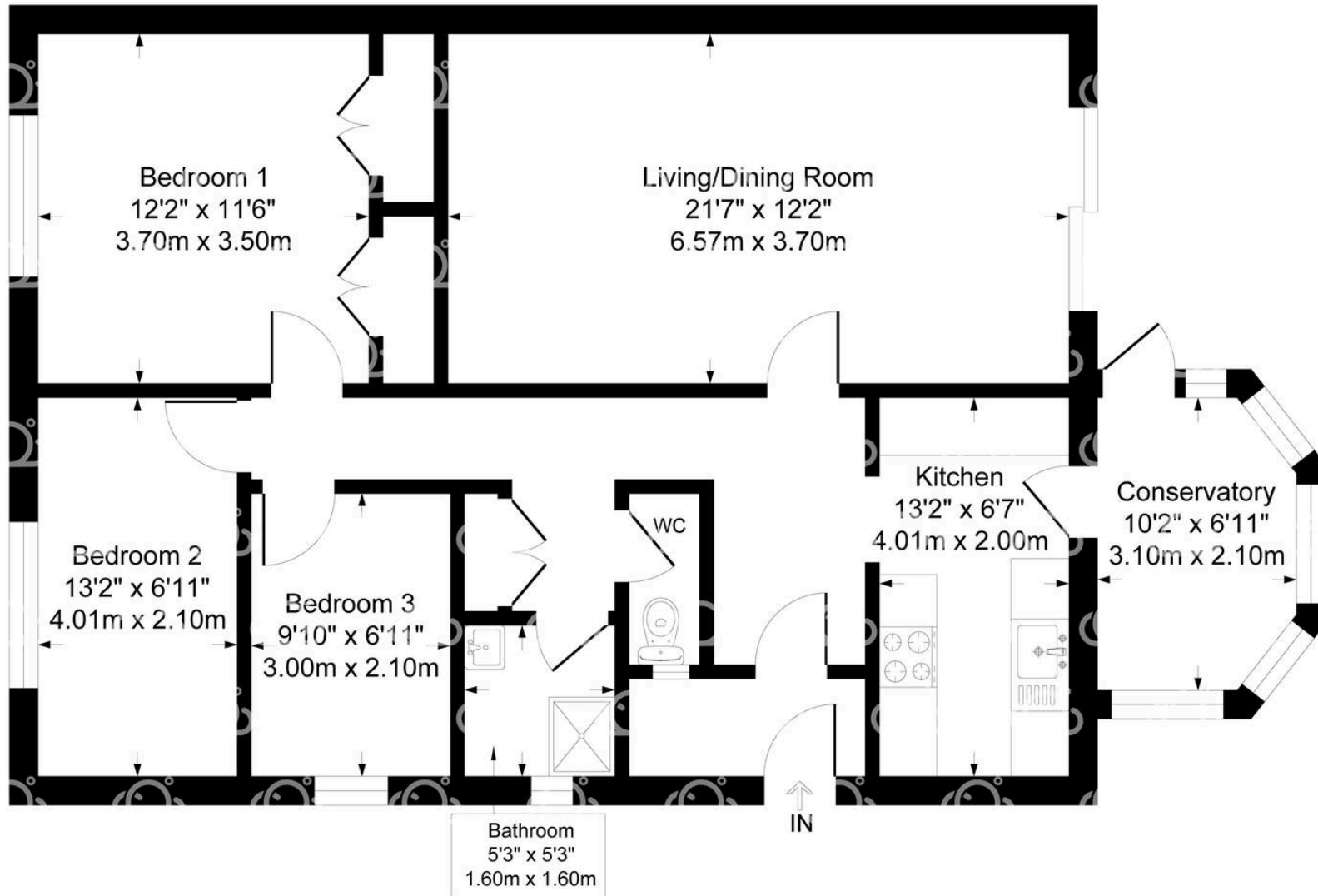
Shared driveway to private driveway in front of garage.







Approximate Gross Internal Area = 989 sq ft - 92 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



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