

Property Connections

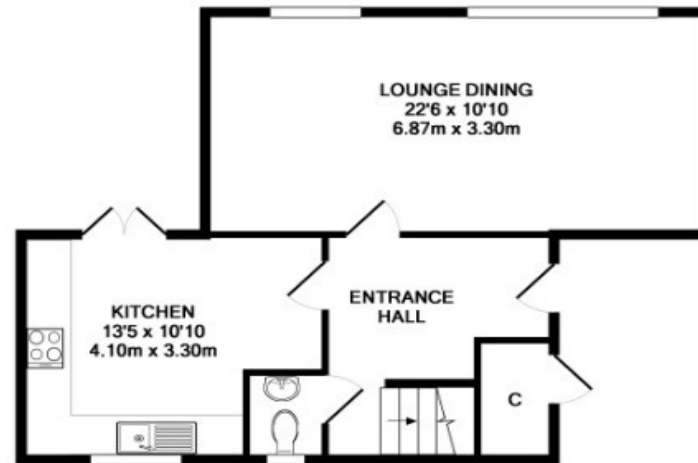
Estate Agent

01506 650 550

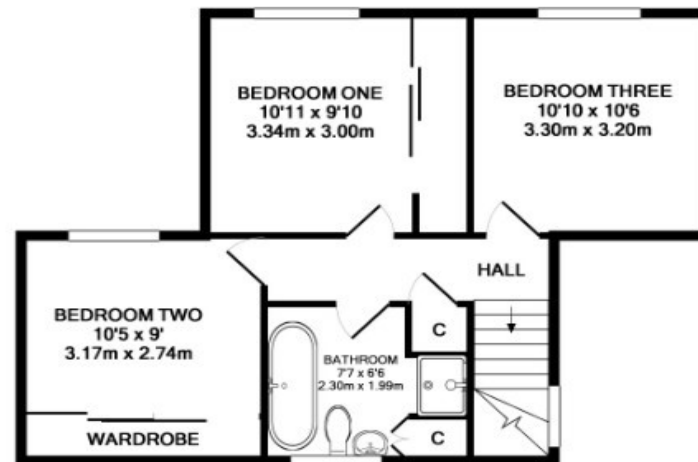


13 Bancroft Avenue, Livingston

Floorplan



GROUND FLOOR



1ST FLOOR

Boasting a woodland backdrop and south west facing garden, this beautifully presented family home is perfectly located for St John's Hospital, local amenities and excellent road networks. This wonderfully bright family home is exceptionally spacious throughout and is complete with tasteful décor.

The property comprises:

Entrance hall, lounge dining, three double bedrooms, family bathroom, living level W.C and south west facing garden.

The entrance hall boasts laminate flooring and gives access to the lounge dining, kitchen, W.C and stairway to the upper level.

Flooded with natural daylight, the impressive lounge dining is an excellent size and boasts carpet flooring and soft neutral tones.





The kitchen is complete with an excellent range of base and wall mounted units with contrasting worktops, flooring and splash back tiling. There is an integrated hob, oven and space is provided for appliances. There are French doors which lead to the decked terrace at the rear of the property.





Stairway to the upper level is complete with carpet flooring. Storage provided in the upper hall.

Bedrooms one and two are double in size, both benefit from fitted wardrobes and attractive décor.





Bedroom three is double in size and provides ample space for occasional furniture.

Complete with stunning ceramic tiling, the bathroom comprises of a four piece bathroom suite which includes a shower enclosure with mains fed rainforest shower, bath, W.C. and wash hand basin.

Living level cloaks is beautifully finished with contemporary ceramic tiling.





External

The west facing garden at the rear is a generous size and is finished with Astro Turf and decked terrace which provides ample space for relaxing and entertaining in the warm summer months. There is a garden shed which is included in the sale.

Extras

All blinds, light fittings and floor coverings are included in the sale.



Whilst the above particulars are believed to be correct, they are not warranted and to do not form part of any contract.