





WELL PRESENTED 3 BEDROOM END TERRACED FAMILY HOME

Carol Lawton and RE/MAX Property are delighted to bring to the market this great-sized property that offers an abundance of light, space & love! Situated in the very popular Nelson Avenue, Howden, Livingston, this property makes an ideal family home! Accommodation comprises; lounge/diner, kitchen, 1 bathroom, 3 bedrooms & Cloakroom WC and lovely garden.

Freehold Property

Council Tax Band: B

Factor Fee: N/A

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

kitchen/Breakfast

11' 8" x 10' 9" (3.56m x 3.27m)

The kitchen is designed for both functionality and style, featuring an abundance of storage options and bathed in natural light from the ceiling-to-floor patio doors. It includes a stainless steel sink with a mixer tap, complemented by splashback tiling and easy-to-maintain vinyl flooring. The kitchen comes equipped with a freestanding electric cooker, washing machine, and fridge freezer, all gifted by the current vendor without guarantees. Additionally, center spotlights provide ample illumination, making this a bright and welcoming space.

Stairs & Landing

Spacious staircase and landing area featuring a front-facing window that fills the space with natural light. This area is fitted with a central light fixture and carpet flooring, providing access to all three bedrooms and the bathroom. It also includes three large storage cupboards and access to the attic, offering plenty of additional storage options.

Bedroom One

10' 8" x 10' 8" (3.26m x 3.26m)

Bedroom one is a generously sized room with ample space for a double bed and free-standing furniture. It features a rear-facing window that offers a pleasant view, double wardrobes for plenty of storage, a central light fixture, and stylish laminate flooring.

Bedroom Two

11' 1" x 9' 5" (3.38m x 2.87m)

Bedroom two offers ample space for a double bed and includes a fitted wardrobe for convenient storage. It features laminate flooring, a rear-view window, and a central light fixture, creating a bright and comfortable atmosphere.

Bedroom Three

11' 4" x 6' 6" (3.46m x 1.98m)

Bedroom three is a well-sized single room featuring a front-view window, laminate flooring, and a central light fixture. It provides ample space for free-standing furniture, making it a versatile and inviting space.

Bathroom

8' 3" x 6' 7" (2.52m x 2.01m)



Hallway

9' 3" x 5' 7" (2.83m x 1.69m)

Warm and welcoming hallway featuring a half-glazed UPVC door, central light fixture, and radiator for comfort. The hallway boasts durable vinyl flooring and provides access to the lounge, kitchen, upper level, and cloakroom W/C. Additionally, it includes two large storage cupboards, offering ample storage space for your convenience.

Cloakroom WC

4' 3" x 2' 9" (1.29m x 0.83m)

Convenient and spacious cloakroom featuring a modern sink, wet walls, and easy-to-clean vinyl flooring. This well-appointed W/C is both practical and stylish, offering a comfortable and contemporary space.

Lounge

14' 10" x 10' 5" (4.52m x 3.18m)

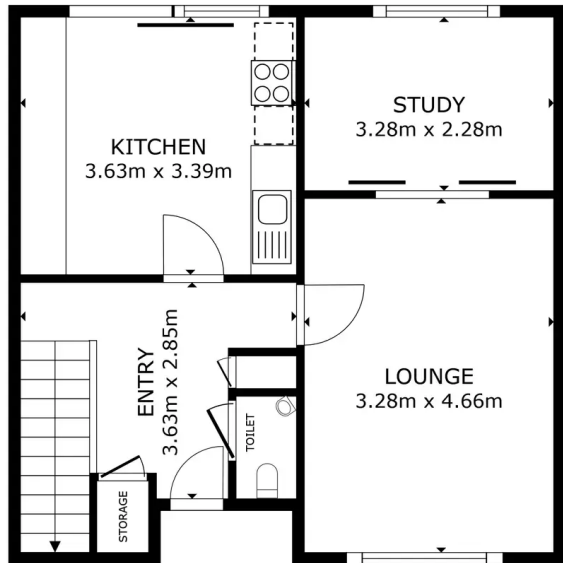
Spacious and inviting lounge featuring an open-plan design that seamlessly connects to the dining area. This bright and airy space boasts front-facing windows that allow natural light to flood in, enhancing the warm ambiance. The lounge is equipped with a radiator for added comfort and is finished with plush carpet flooring and a central light fixture, creating a cozy and stylish atmosphere.

Dinning Room

10' 4" x 7' 5" (3.16m x 2.25m)

The dining room, currently utilized as a games room, offers a bright and spacious environment with a rear-facing window that brings in plenty of natural light. This versatile space features carpet flooring, a radiator for comfort, and a central light fixture, making it an inviting and functional area for various activities.



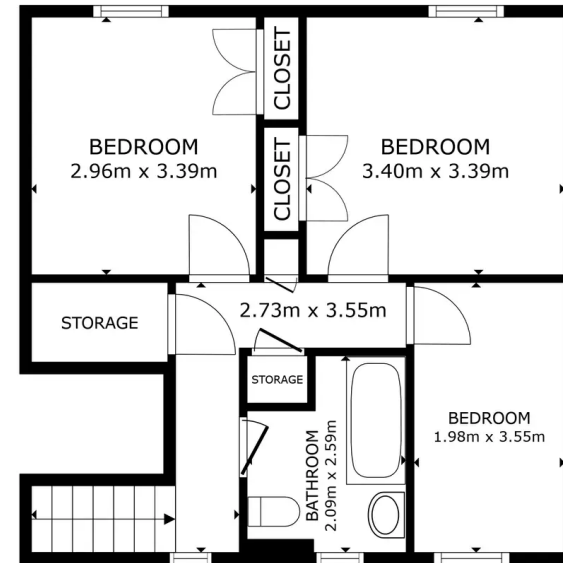


FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 48.0 m² FLOOR 2 46.3 m²
 TOTAL : 94.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



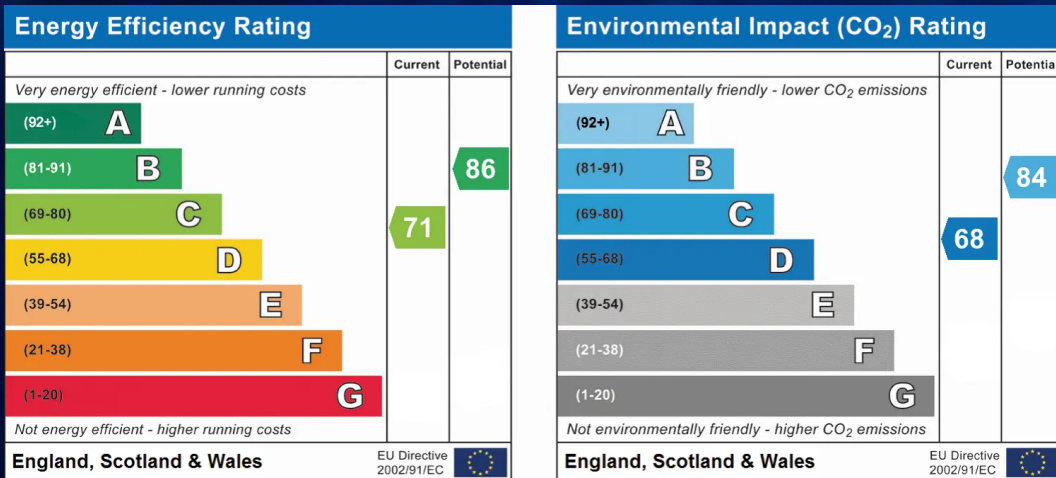
FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 48.0 m² FLOOR 2 46.3 m²
 TOTAL : 94.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

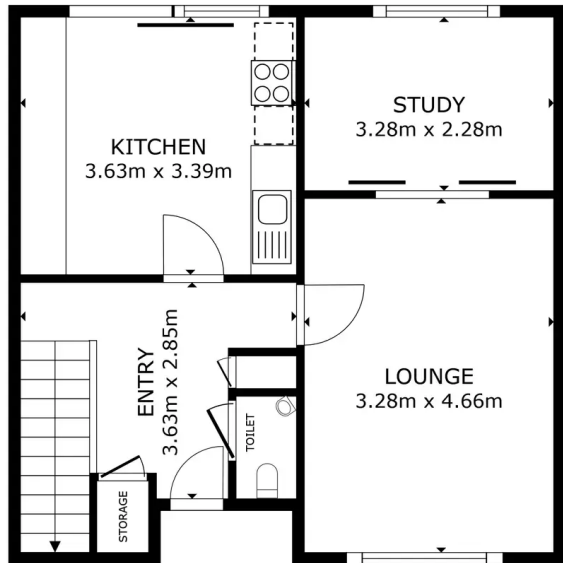




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The Home Report

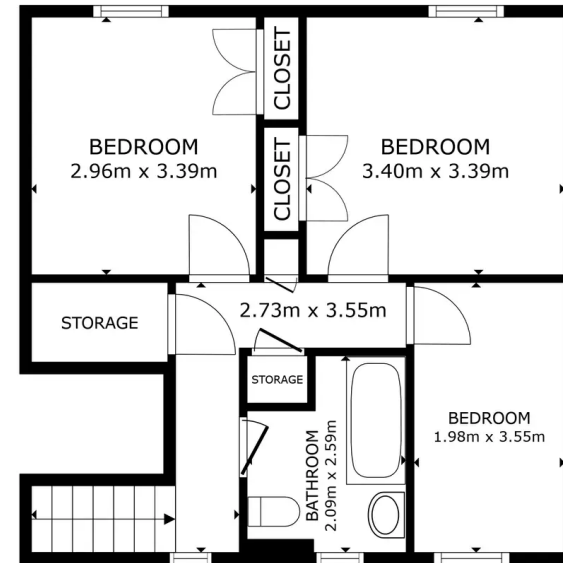


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RE/MAX Property

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