

# HUNTERS<sup>®</sup>

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## Lawrence Crescent

Heckmondwike, WF16 9AZ

Guide Price £200,000



GUIDE PRICE £200,000 - £210,000

Take a look at this impressive three-bedroom semi-detached bungalow. Situated in an ever-popular location, the property has been completely renovated internally by the new owners to include a modern and spacious open plan dining kitchen and house shower room. This property is ideal for those families or buyers looking to move straight into their next family home. An early internal inspection is recommended to appreciate the versatile accommodation which is located on a good-sized plot with low maintenance front and back gardens, driveway and detached outbuilding. Having local amenities available close by, along with easy access to major road and rail links. Upper chain Involved.



ENTRANCE

Accessed double glazed door and having laminate flooring and radiator.

LOUNGE 14'1" x 10'9" (4.30m x 3.30m)

A good sized lounge overlooking the front of the property and having a feature double glazed bay window and radiator

DINING KITCHEN 18'0" x 9'7" (5.50m x 2.94m )

Having a range of handleless gloss base and eye level units with contrasting worktops with inset five ring gas hob with overhead extractor fan with fitted double oven and fitted fridge freezer and pan storage drawers allowing plenty of storage space, with concealed house boiler and leading to the dining area with access to the rear of the property with patio doors.

BEDROOM 1 10'5" x 7'10" (3.18m x 2.40m)

Double bedroom with fitted laminate flooring and double glazed window with fitted blinds and radiator

BEDROOM 2 11'5" x 9'2" (3.48m x 2.80m)

Double bedroom with fitted slider mirror wardrobes to one side, double glazed window with fitted blinds and radiator

BEDROOM 3 8'5" x 6'10" (2.59m x 2.10m )

A single bedroom with fitted laminate flooring and double glazed window and fitted blinds and radiator.

SHOWER ROOM

A modern shower room furnished with a walk in shower enclosure with overhead shower and attached rain showerhead, a wash basin set within a vanity unit and a WC. There is ceramic wall tiling, a double glazed frosted window and a ladder style chrome effect radiator.

OUTSIDE

To the front of the property is a low maintenance front garden with outer walling and a gated driveway providing off road parking.

OUTBUILDING

A former single garage is located at the end of the driveway with a double glazed door. The rear garden is South facing and is low maintenance.

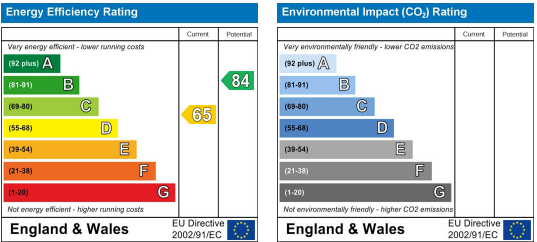
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.