



Lawrence Crescent, Heckmondwike WF16 9AZ

welcome to

Lawrence Crescent, Heckmondwike

Guide Price £190,000 - £200,000 Being situated in the ever-popular area of Heckmondwike is this two double bedroom semi-detached true bungalow close to Heckmondwike Grammar School, town centre, local amenities and motorway and bus routes connections. In need of TLC. No chain..



Entrance Porch

To the side of the property leading into the kitchen.

Hallway

Spacious hallway with access to large attic area, great for storage and for a dormer bedroom (subject to the correct planning permission).

Lounge

16' 1" Into Bay x 12' 1" (4.90m Into Bay x 3.68m)

Double glazed bay window to front, telephone and TV points. Gas central heating radiator and decorative gas fireplace with wooden surround. Two walls lights.

Kitchen

12' 2" x 8' 9" (3.71m x 2.67m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashbacks. 1 & 1/2 bowl sink drainer with mixer tap, space for oven and hob. Wall mounted cooker hood, gas central heating radiator and plumbing for washing machine. Double glazed window to rear and door to side.

Utility Room

Double glazed window to front and double glazed patio doors to front. Of part Upvc construction.

Conservatory

10' 5" x 7' 5" (3.17m x 2.26m)

Of part Upvc construction, double glazed windows to rear and double glazed patio doors to rear.

Bedroom One

11' 5" x 10' 9" (3.48m x 3.28m)

Double glazed doors to conservatory and gas central heating radiator.

Bedroom Two

11' 5" x 9' (3.48m x 2.74m)

Double glazed window to rear, gas central heating radiator and built in wardrobes to one wall.

Shower Room

Shower cubicle with wall mounted shower over, wc and wash hand basin with hot and cold taps. Tiled walls and floor where visible. Double glazed window to front.

Exterior

To the front of the property there is a block paved driveway with pebbled area and boarded with established plants and shrubs leading to the detached garage. The enclosed rear garden has been lawned and pebbled with plant and shrub borders.

Detached Garage

Benefits from double doors, power and light.



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Lawrence Crescent, Heckmondwike

- **GUIDE PRICE £190,000 - £200,000**
- Two Bedroom True Semi-detached Bungalow
- 16ft Lounge & 12ft Kitchen
- Conservatory & Detached Garage
- NO CHAIN

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117398 - 0006

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