



### Crown Lane, Rothwell NN14 6LR

- Two bedrooms
- Parking and garage
- Requires refurbishment
- Electric heating and double glazed

PRICE  
**£129,950**  
FREEHOLD

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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Requiring refurbishment yet pleasantly positioned opposite recreation Park is this c.1965 built Colt Timber Homes and of Timber and Brick construction. Electric heating and double glazed. Entrance Hall, Lounge/Dining room, Kitchen & Utility areas, two bedrooms and bathroom. Gardens off road parking areas and pre-fab Garage and timber workshop/store. No Chain - Please note that this type of construction is non mortgage able.

ENTRANCE HALLWAY

Via opaque double glazed panelled door with further double glazed door to rear, further doors to Two Bedrooms and Lounge/dining Room and Bathroom

LOUNGE/DINING ROOM

28'0" x 11'5" (8.55m x 3.50m)  
The lounge area having double glazed patios doors to side, door to Kitchen and step down to split level dining area with further double glazed patio door to rear and windows to side

KITCHEN AREA

7'7" x 9'7" (2.32m x 2.94m)  
Having second double glazed window to side, sink, a range of cupboard units and glazed door to Rear Hall/Utility

REAR HALL/UTILITY

8'3" x 6'10" (2.52m x 2.1m )  
With opaque double glazed window and door to rear garden, also a range of high and base level cupboard units, appliance space with plumbing for automatic washing machine

BEDROOM ONE

11'8" x 10'0" (3.57m x 3.05m )  
Having Upvc double glazed window over looking recreational park, a range of full height and width wardrobes providing extensive range of clothes hanging and shelving space

BEDROOM TWO

8'6" x 7'8" (2.6m x 2.34m)  
Having Upvc double glazed window to front with views over recreational park, fitted cupboards and shelving

BATHROOM

comprising Wc, wash hand basin and panelled bath

OUTSIDE FRONT

To the front there is off road parking leading to prefabricated single garage, grassed area, side gate leading to rear

GARAGE

16' x 8' (4.88m x 2.44m)  
Prefab construction with up and over door, power and lighting connected

OUTSIDE REAR

The rear garden stands the width of the bungalow and depth of approximately 20ft, in addition there is a large paved area and timber shed/workshop

TIMBER SHED/WORKSHOP

11'8" x 7'4" internal (3.57m x 2.24m internal)  
Having power and lighting connected, cupboard units, drawer space and fixed work tops

DIRECTIONAL NOTE

Take a right out of the Rothwell office, first right into Sun Hill and following round into Wales Street, second right into Whiteman Lane and left into Crown Lane where the property can be located, alternatively continue along Wales Street taking the right turning at the T-junction and first right into Crown Lane where the property can be located

