



## 19 The Park , Woodlands

Woodlands, Doncaster, DN6 7RJ

Asking price £135,000



Located in the sought after area of The Park , Woodlands , DN6 , is this, deceptively spacious, end terrace, 3 bedroom family home offered with no forward chain. The accommodation briefly comprises of a spacious open plan dual aspect living space, extended fitted kitchen / diner a ground floor bathroom. The first floor offers 3 good sized bedrooms and a family bathroom.

Externally the front elevation offers double gates leading to a driveway and garage. Homes with open aspect views like the park don't stay on the market for long the rear garden offers an abundance of potential and leads down to country walkways, Green way, the roman ridge and towards Highfields lake.

Viewing is essential to appreciate the possibilities to make this a beautiful family home.

Woodlands has a wide range of local amenities and schools within walking distance and is a short distance from junction 38 of the A1 making it perfect for commuters. It is supported by excellent transport links including the railway networks making it an easy journey to Doncaster ,Manchester, Sheffield and Leeds.



### Entrance porch 34'192"10" x 2'6" (10.422 x 0.787)

Leading through white uPVC French door's into the entrance porch .Access to the lounge.

### Lounge/Diner 19'1" x 24'4" (5.825 x 7.421)

A great sized family lounge with arch way leading through into a spacious dining area. There is a large front facing bay window , back facing window and a good sized storage cupboard under the stairs. There are plenty power points , a tv ariel and 2 large radiators.

### Kitchen 15'11" x14'3" (4.861 x4.360)

This spacious kitchen diner is fitted with oak style cabinets, black work surfaces and white splash back tiles. This kitchen has a built in electric double oven with a gas hob and extractor fan. There is several power points a tv ariel and plumbing for a washing machine. The composite stable door leads out onto a lovely slabbed area at the back and there is access to the downstairs shower room.

### Downstairs Shower room 5'11" x5'3" (1.806 x1.603)

Downstairs shower W/C and sink with a side facing window. There is a small vanity storage cupboard and heated towel rail.

### Landing

The landing offers access to all bedrooms, upstairs bathroom and loft hatch.

### Bathroom W/C 7'1" x 6'9" (2.166 x 2.065)

A light good sized bathroom with large walk in shower , sink and W/C. Half splashback cream tiled walls with a built in wall vanity unit and heated towel rail.

### Bedroom 1 13'5" x9'0" (4.113 x2.765)

A light and airy double bedroom with a front facing window. TV aerial, radiator and power points.

### Bedroom 2 11'2" x 9'10" (3.425 x 3)

A good sized room overlooking the rear garden with radiator and power points.

### Bedroom 3 10'3" x 8'11" (3.135 x 2.722)

Front Facing bedroom with radiator, tv ariel and bulk head above the stairs.

### Rear Garden

There is a small slabbed area out the back stable door with a gate accessing the great sized garden across the access road. This garden contains a outer building with an electric power source and outside tap lovely slabbed area with shrub's and trees and steps leading down to the allotments.

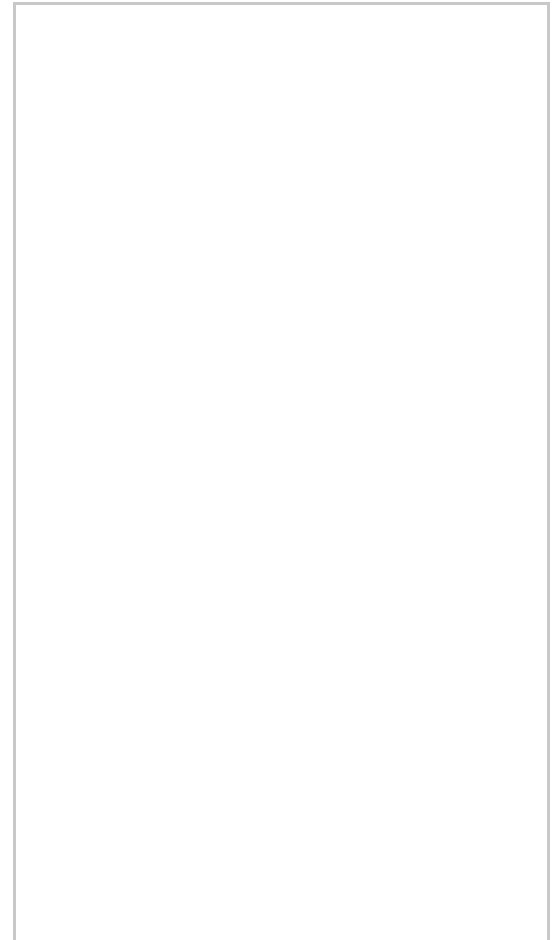
### Front Garden

To the front of the property there is a concrete driveway with access to the garage and off road parking. Artificial grass and flowered area.

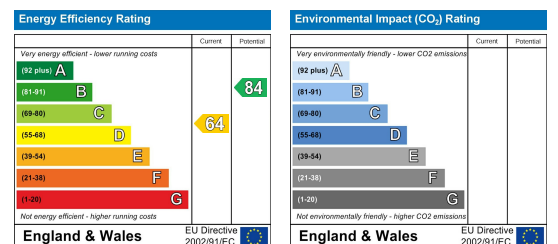
### Area Map



### Floor Plans



### Energy Efficiency Graph



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