



## 54 Shaftsbury Avenue

Woodlands, Doncaster, DN6 7TH

Offers in the region of £149,500



Located in the sought after street of Shaftsbury Avenue, in the village of Woodlands is this family sized semi-detached home which briefly comprises of front entrance hall, two reception rooms, a fitted kitchen, utility area and down stairs shower room. The first floor comprises of three bedrooms and a family bathroom. This home is supplied with a combi boiler, double glazing, front and rear gardens with a driveway and offered with no chain. The village of Woodlands offers many local amenities with in walking distance, cafes, restaurants' and public houses. as well as Leisure centres, library and schools. Having easy access to the major motorway networks, Adwick train station and a regular bus route to and from Doncaster town centre and beyond. Viewing is advised on this great family home that would also be suited to a first time buyer.



### Front entrance hall

Through white uPVC front door into the hallway having a side facing window and tiled flooring. Access to the dining room, kitchen and stairs.

### Lounge 15'8" x 12'0" (4.78 x 3.68)

Having a rear facing window, fireplace, laminate flooring, gas central heated radiator and power points.

### Dining room 12'2" x 11'6" (3.71 x 3.53)

A good size dining room having a front facing window, carpet flooring, gas central heated radiator and power points.

### Kitchen 15'0" x 6'4" (4.59 x 1.95)

A Galley kitchen having oak wall, base units and drawers, black work preparation surfaces inset with a drainer sink unit with mixer tap. White tiled splash backs, gas cooker, 2 side facing windows, tiled laminate flooring and power points. Access to the rear hallway, utility and downstairs shower room.

### Downstairs shower room & W/C 5'10" x 5'8" (1.79 x 1.73)

Having a low flush w/c, hand wash basin and shower cubicle with electric shower, rear facing window and gas central heated radiator.

### Utility room 9'2" x 6'1" (2.80 x 1.86)

Having fitted wall and base units, work surface inset with a circular sink and mixer tap, plumbing for a washing machine and rear facing window.

### Landing

Having access to all room and loft space.

### Family bathroom

Having a white 3 piece suit comprising of a low flush w/c, hand wash basin and bath with shower over, tiled walls and frosted window

### Bedroom one 13'7" x 10'6" (4.15 x 3.22)

A front facing master bedroom with gas central heated radiator and power points.

### Bedroom two 12'4" x 12'0" (3.76 x 3.68)

A rear facing bedroom with built in wardrobe space, gas central heated radiator and power points.

### Bedroom three 8'11" x 8'11" (2.72 x 2.72)

A front facing bedroom with gas central heated radiator and power points.

### Gardens

GARDEN:- The front garden is a good size and laid to lawn with a pathway leading to the rear garden which is also laid to lawn, has a shared driveway.

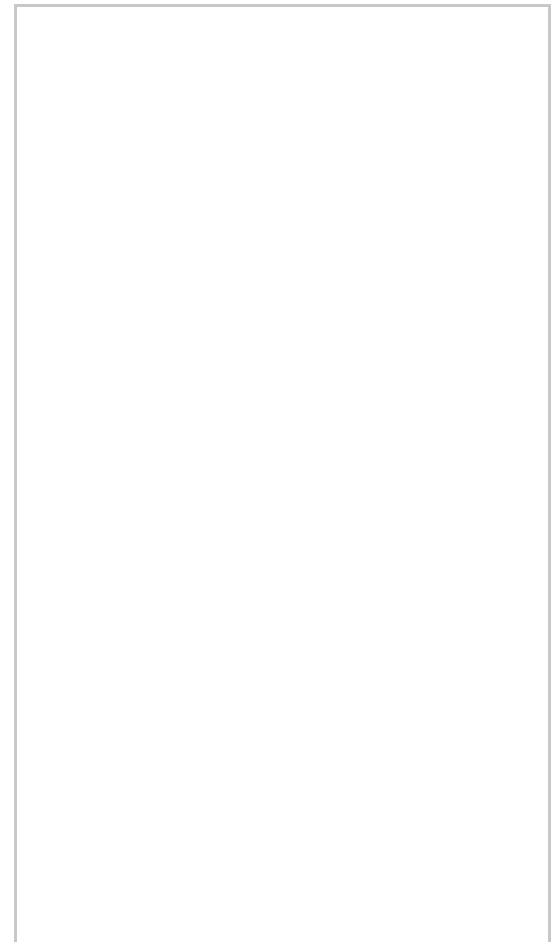
### Additional information

The property is of a standard construction, with no forward chain. Council tax band is A and EPC rating is to follow

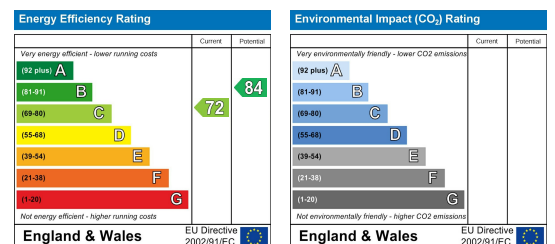
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

