



## 28 Grange Road

Woodlands, Doncaster, DN6 7PY

Welcome to this charming property located on Grange Road in the picturesque area of Woodlands, Doncaster. This delightful end terrace house boasts 1 reception room, 3 cosy bedrooms, and a well-appointed bathroom, making it the perfect home for a small family or first-time buyers looking to settle down. One of the standout features of this property is its larger than average garden, providing ample space for outdoor activities, gardening, or simply enjoying a cup of tea in the fresh air. The convenience of off-road parking adds to the appeal, ensuring you never have to worry about finding a space for your vehicle. Step inside to discover a dual aspect lounge that fills the space with natural light, creating a warm and inviting atmosphere for relaxing or entertaining guests. The modern fitted kitchen offers both style and functionality for preparing delicious meals. Whether you're looking to start a new chapter as a homeowner or seeking a cosy retreat in a peaceful neighbourhood, this property on Grange Road has all the makings of a wonderful home. Don't miss out on the opportunity to make this charming house your own.

**Guide price £129,950**

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- Larger than average rear garden
- Solar panels (leasehold)
- Close to all local amenities/motorway links
- Solid fuel heating & leasehold solar panels
- 3 Bedrooms
- Council tax A
- Ideal for first time buyers
- Off road parking
- EPC C
- Dual aspect lounge

Lounge/diner

Kitchen

Bathroom

W/C

Landing

Bedroom 1

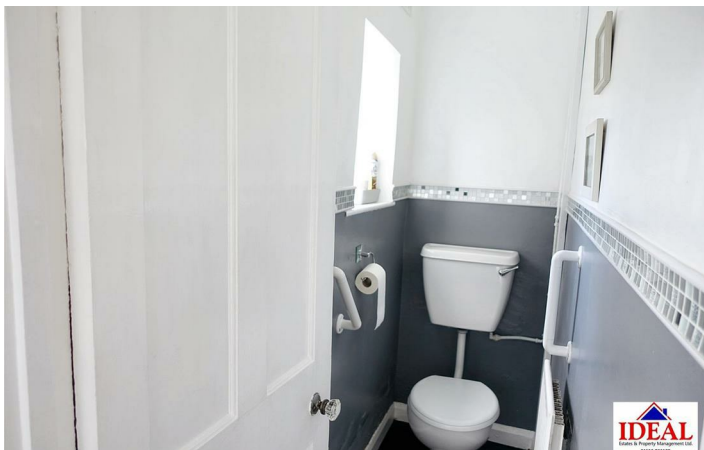
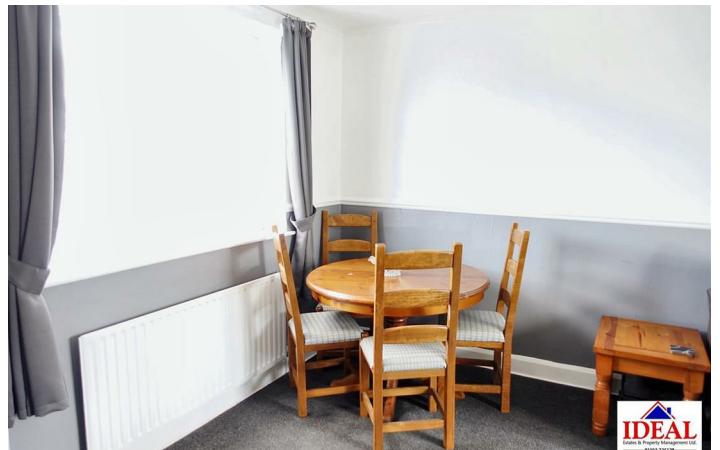
Bedroom 2

Bedroom 3



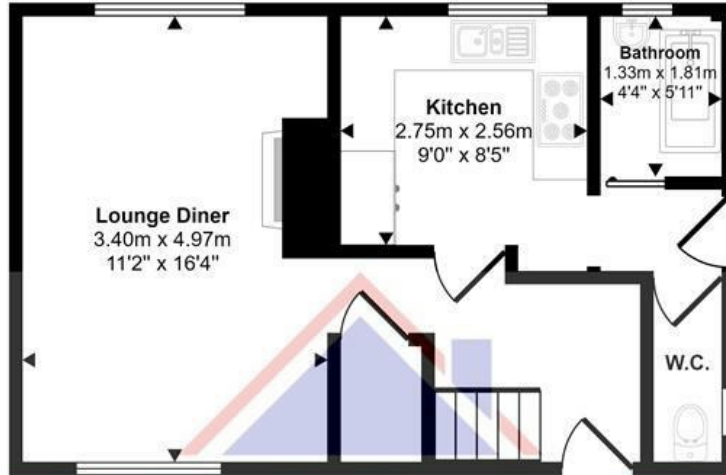
Directions



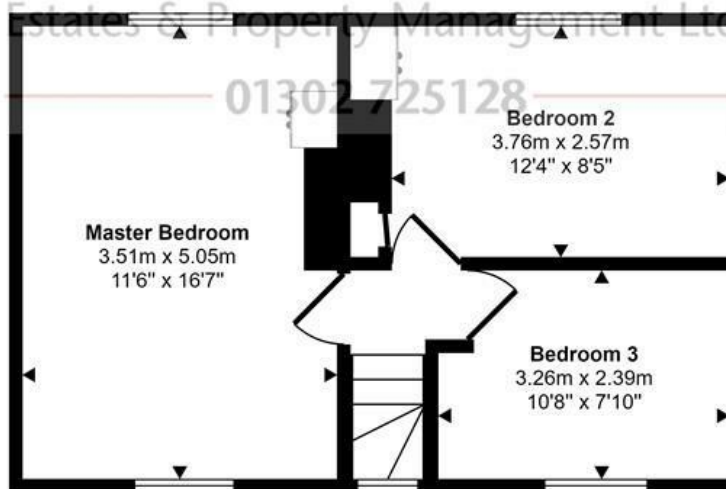


# Floor Plan

Approx Gross Internal Area  
79 sq m / 848 sq ft



Ground Floor  
Approx 39 sq m / 417 sq ft



First Floor  
Approx 40 sq m / 431 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	86		

**Energy Efficiency Rating Legend:**

- A (92 plus): Very energy efficient - lower running costs
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20): Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**

- A (81-91): Very environmentally friendly - lower CO<sub>2</sub> emissions
- B (69-80)
- C (55-68)
- D (39-54)
- E (21-38)
- F (1-20): Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC