



## 13 West Avenue, Woodlands , Doncaster, DN6 7PA

Guide Price £110,000 - £120,000!! West Avenue, Woodlands, Doncaster, this delightful end-terrace house offers a wonderful opportunity for first-time buyers and investors alike. The property exudes character making it a perfect canvas for those looking to create their dream home.

The house features three bedrooms, providing ample space. The reception room is inviting and serves as a comfortable area for relaxation and entertaining. Additionally, the property boasts a convenient downstairs toilet, enhancing practicality.

One of the standout features of this home is the absence of an onward chain, allowing for a smoother and more efficient purchasing process.

**Guide price £110,000**

# 13 West Avenue, Woodlands , Doncaster, DN6 7PA



- 3 BED END TERRACED PROPERTY
- NO ONWARD CHAIN
- GREAT FOR FIRST TIME BUYERS & INVESTORS!
- DOWNSTAIRS W/C
- CLOSE TO ALL LOCAL AMENITIES & GREAT MOTORWAY LINKS TO A1/M18
- ON ROAD PARKING
- COUNCIL TAX BAND A
- EPC RATING D
- GUIDE PRICE £110,000 - £120,000!!!

## ENTRANCE AREA

## DOWNSTAIRS W/C

## KITCHEN

10'10" x 11'8" (3.32 x 3.58)

## LIVING ROOM

12'3" x 17'10" (3.75 x 5.44)

## MASTER BEDROOM

12'10" x 8'8" (3.93 x 2.66)

## BEDROOM TWO

10'5" x 8'7" (3.20 x 2.64 )

## BEDROOM THREE

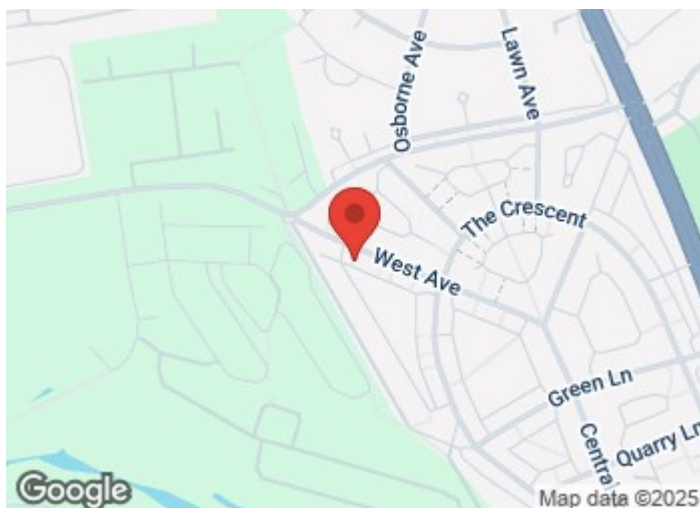
9'2" x 8'6" (2.80 x 2.60)

## BATHROOM

7'3" x 8'1" (2.21 x 2.48)

## 360 TOUR:

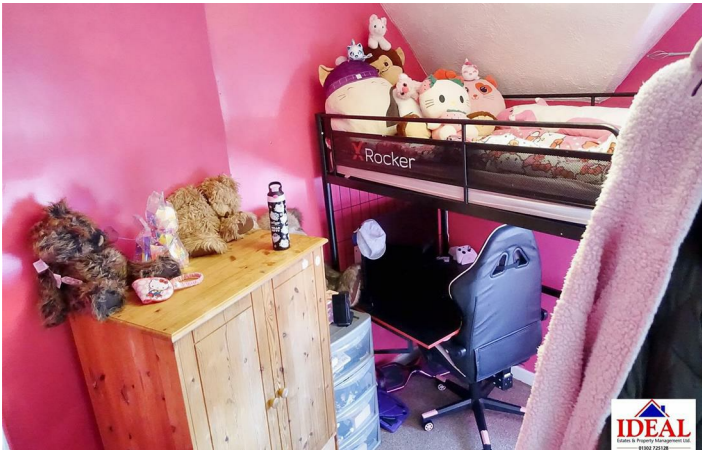
<https://www.madesnappy.co.uk/tour/1g6dbg>



## Directions

Woodlands is a model village 4 miles (6 km) north-west of Doncaster in South Yorkshire, England. The village lies adjacent to Highfields and Adwick le Street within the City of Doncaster. Woodlands schools are Woodlands Infants School, and Woodlands Junior School, which are now known as Woodlands Primary School. There's also Adwick infant and Adwick primary school, and St Joseph & St Teresa's school which is an infant and primary catholic school. Outwood Academy Adwick is the only secondary school in the area.

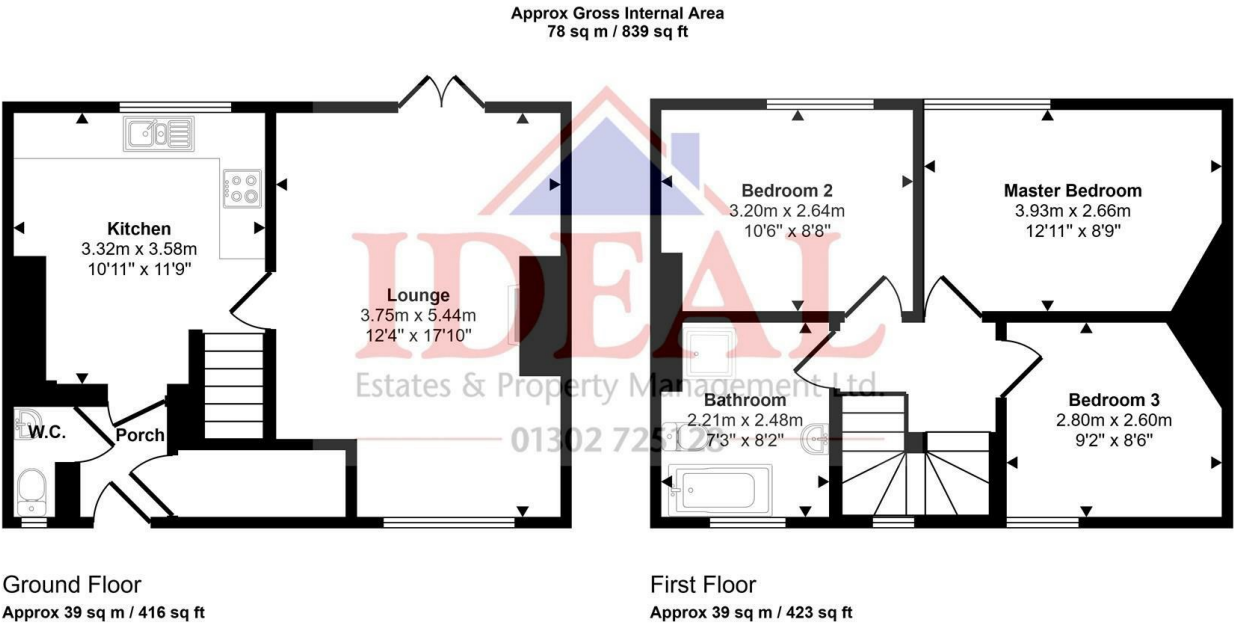








Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

