



11 Empire Crescent, Woodlands , Doncaster, DN6 7FH

Viewing is recommended!! Empire Crescent, Woodlands, Doncaster, this modern three-bedroom semi-detached family home offers a perfect blend of comfort and contemporary living. Spanning three well-designed floors, the property boasts a spacious layout that is ideal for family life.

The master bedroom on the second floor is a standout feature, complete with an en-suite shower room that provides a private sanctuary for relaxation. The first floor also houses the main bathroom, ensuring convenience for all family members. Additionally, a well-placed W/C on the ground floor adds to the practicality of the home, making it suitable for both everyday living and entertaining guests.

With generous living spaces throughout, this property is designed to accommodate the needs of a growing family. The modern finishes and thoughtful layout create an inviting atmosphere, making it easy to envision yourself settling in and making lasting memories.

This home is not just a place to live; it is a lifestyle choice, offering both comfort and convenience in a sought-after location. Whether you are looking for a family home or a property with ample space for guests, this semi-detached house is sure to impress. Don't miss the opportunity to make this wonderful property your own.

Offers over £200,000

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- MODERN 3 BED SEMI DETACHED FAMILY HOME
- LAYOUT OVER 3 FLOORS
- MAIN BATHROOM ON FLOOR 1 AND W/C ON GROUND FLOOR
- MASTER BEDROOM WITH EN-SUITE
- OFF ROAD PARKING
- LOW MAINTAINED BACK GARDEN WITH ARTIFICIAL GRASS
- IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES
- CLOSE TO ALL LOCAL AMENITIES & WALKING ROUTES
- COUNCIL TAX BAND B & EPC RATING B
- GAS CENTRAL HEATING & DOUBLE GLAZING WINDOWS

Downstairs w/c

4'6" x 3'1" (1.39 x 0.94)

Master bedroom

14'6" x 18'11" (4.42 x 5.79)

Kitchen

11'3" x 13'6" (3.45 x 4.12)

En-suite

7'8" x 5'4" (2.34 x 1.63)

Lounge

14'9" x 11'7" (4.50 x 3.54)

Landing area

6'1" x 5'9" (1.86 x 1.76)

Bedroom 2

12'4" x 8'7" (3.78 x 2.64)

Bedroom 3

7'10" x 9'4" (2.39 x 2.85)

Bathroom

7'10" x 6'6" (2.41 x 2.00)

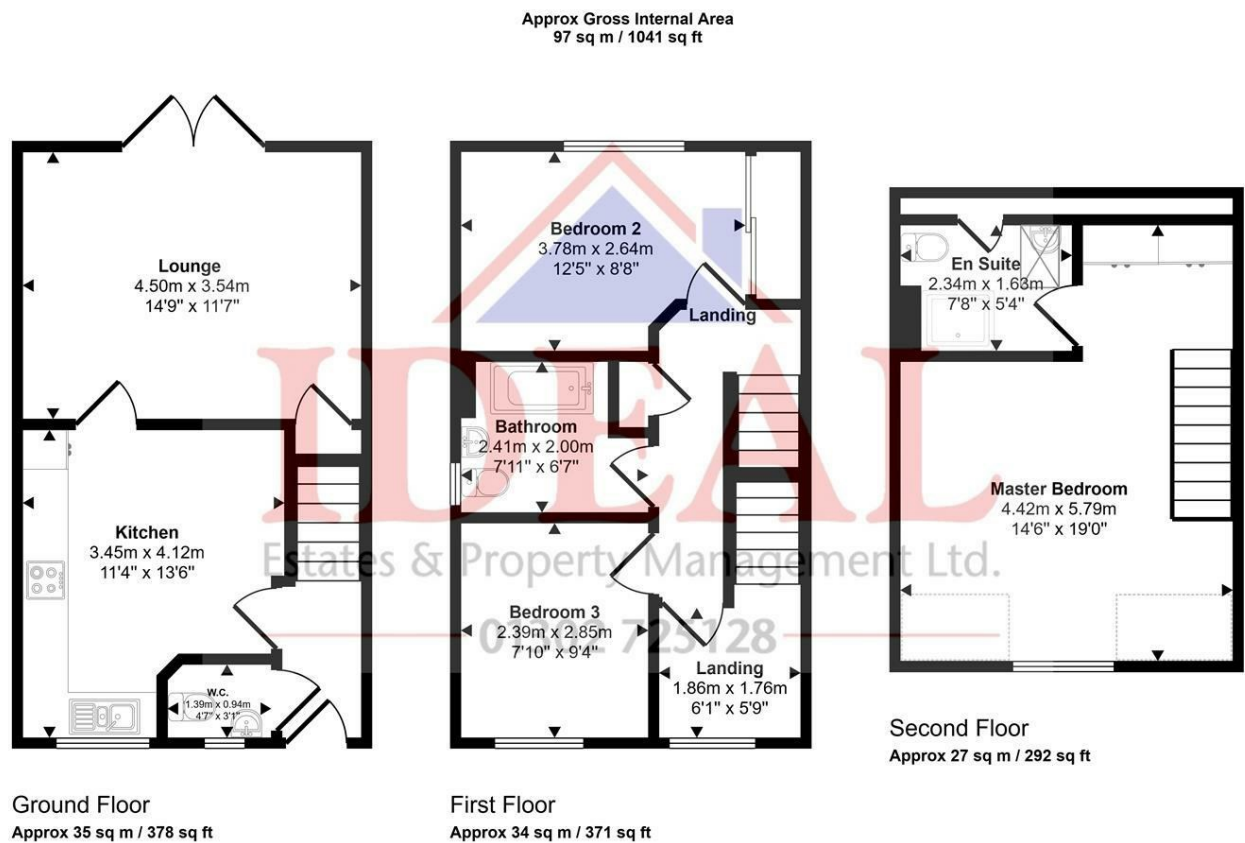


Directions

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



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	