



## 67 Ridge Balk Lane, Woodlands , Doncaster, DN6 7NR

Welcome to this spacious and well maintained 3 bedroom end terraced home, perfectly suited for modern family living. Located in a popular residential area, this property boasts a versatile layout, stylish features and off road parking.

As you enter, you're greeted by a welcoming hallway leading to a modern downstairs W/C, ideal for guests and everyday convenience. The ground floor offers two well proportioned reception rooms, allowing for separate living and dining room. The layout provides flexibility for growing families or those working from home.

The kitchen is positioned before you enter the two reception rooms and offers practical workspace with ample storage and space for appliances.

Upstairs, the property continues to impress with three good sized bedrooms. A well appointed family bathroom completes the first floor accommodation.

Externally, the home benefits from a driveway, providing convenient off road parking.

This is an excellent opportunity to purchase this property, whether you're a first time buyer or investor, this home ticks the boxes.

**Offers in the region of £125,000**

# 67 Ridge Balk Lane, Woodlands , Doncaster, DN6 7NR



- SPACIOUS 3 BED END TERRACED PROPERTY
- MODERN DOWNSTAIRS W/C
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND A & EPC RATING D
- OFF ROAD PARKING
- FAMILY BATHROOM UPSTAIRS
- GREAT MOTORWAY ACCESS LINKS
- TWO RECEPTION ROOMS
- 3 GENEROUS SIZED BEDROOMS
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS

## Hallway

## Downstairs w/c

## Kitchen

7'1" x 10'2" (2.18 x 3.11)

## Lounge

15'6" x 10'7" (4.74 x 3.23)

## Dining room

11'3" x 13'1" (3.45 x 3.99 )

## Master bedroom

8'11" x 13'8" (2.73 x 4.17)

## Bedroom 2

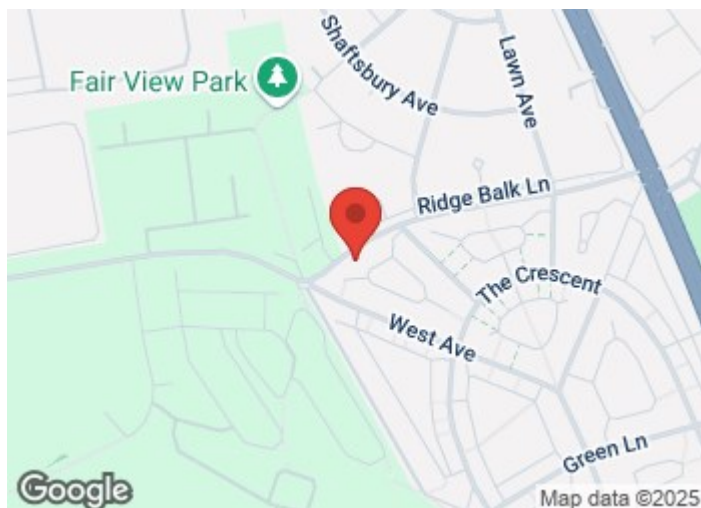
9'8" x 10'10" (2.97 x 3.31 )

## Bedroom 3

10'3" x 10'4" (3.13 x 3.16)

## Bathroom

7'1" x 6'11" (2.16 x 2.12)



## Directions

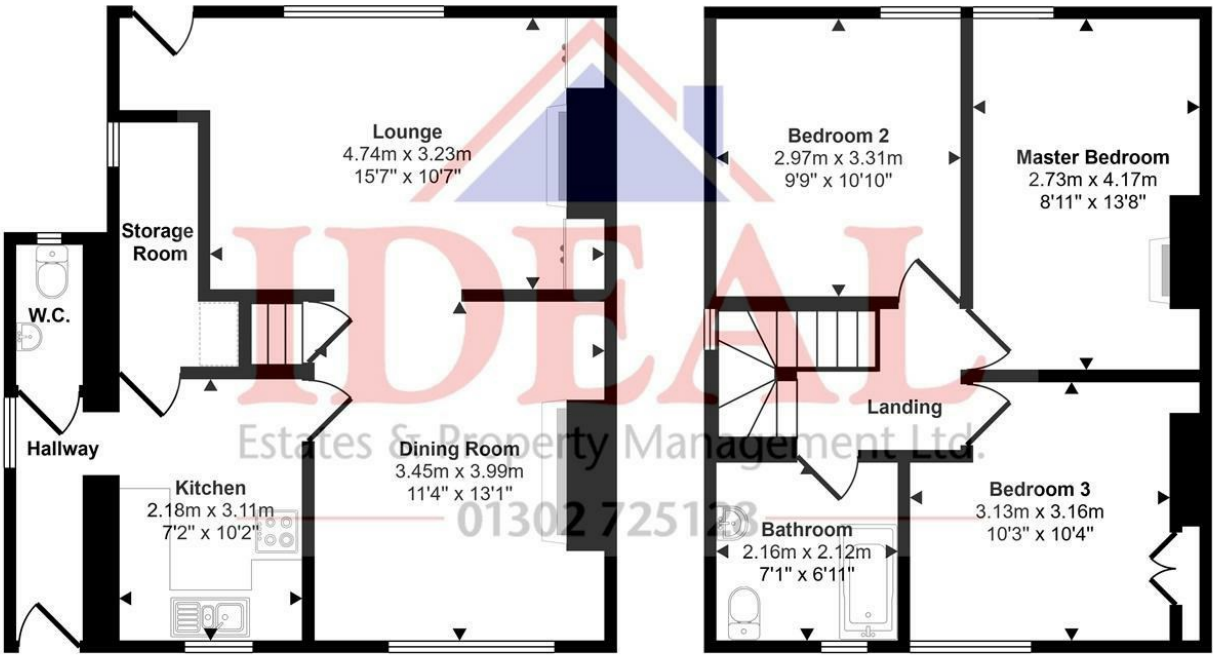
Woodlands is a model village 4 miles (6 km) north-west of Doncaster in South Yorkshire, England. The village lies adjacent to Highfields and Adwick le Street within the City of Doncaster. Woodlands schools are Woodlands Infants School, and Woodlands Junior School, which are now known as Woodlands Primary 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

Approx Gross Internal Area  
92 sq m / 990 sq ft



Ground Floor  
Approx 49 sq m / 526 sq ft

First Floor  
Approx 43 sq m / 464 sq ft

Denotes head height below 1.5m

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.

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