



## 32 Central Avenue, Woodlands , Doncaster, DN6 7NW

Offered for sale is this delightful Edwardian end terrace house, built in 1908, which has been thoughtfully renovated throughout, making it an ideal choice for first-time buyers and families alike. With a fresh new roof, updated electrics, a modern heating system, and brand new windows and doors, this property is truly a turn-key home, ready for you to move in and enjoy.

The house boasts three generously sized double bedrooms, providing ample space for relaxation and rest. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet family time. The deceptively spacious layout ensures that every corner of the home is utilised effectively, creating a warm and inviting atmosphere.

Conveniently located within walking distance to local amenities, schools, and regular public transport, this property is well-connected for those who commute or enjoy the convenience of nearby facilities. Additionally, easy access to motorway links makes it a practical choice for those who travel frequently.

Viewing is highly recommended to fully appreciate the quality and charm of this home. With its blend of period features and modern comforts, this property is a rare find in the market. Don't miss the opportunity to make this lovely house your new home.

**Offers in excess of £130,000**

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- TOTAL RENOVATION THROUGHOUT
- MODERNIZED ELECTRICS, NEWLY PLASTERED WALLS & TOTAL REDECORATION AND FLOORING
- ENCLOSED GARDEN
- Council tax band A & EPC rating D
- INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO APPRECIATE THE TRANSFORMATION
- AVAILABLE WITH NO CHAIN
- RECENTLY INSTALLED HEATING SYSTEM
- NEW ROOF, FASHIAS AND SOFFITS
- IDEAL FIRST HOME / FAMILY HOME
- NEW DOUBLE GLAZED WINDOWS AND DOORS

**Entrance** 6'8" x 7'0" (2.05 x 2.15 )

**Kitchen**  
9'8" x 7'3" (2.97 x 2.21 )

**Lounge**  
10'6" x 18'11" (3.22 x 5.79 )

**Dining room**  
13'3" x 11'4" (4.04 x 3.46 )

**Master bedroom**  
13'9" x 9'2" (4.20 x 2.81 )

**Bedroom 2**  
10'7" x 9'2" (3.23 x 2.81 )

**Bedroom 3**  
10'2" x 10'2" (3.12 x 3.12 )

**Bathroom**



## 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.

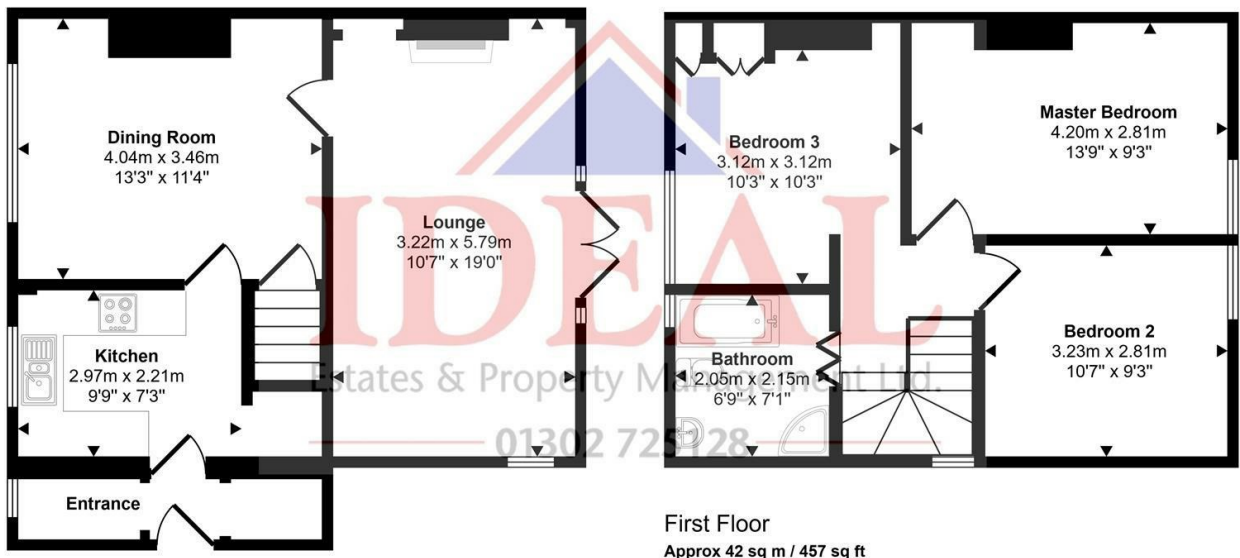






Floor Plan

Approx Gross Internal Area  
90 sq m / 970 sq ft



Ground Floor  
Approx 48 sq m / 513 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.

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