



21 First Avenue, Woodlands , Doncaster, DN6 7QJ

A well-presented three-bedroom semi-detached family home set on a good-sized plot and conveniently located close to all local amenities, with excellent motorway links to the A1 and M18.

The property offers a homely and welcoming lounge, alongside a spacious kitchen/diner ideal for family living and entertaining. Upstairs features three well-proportioned bedrooms and a modern bathroom fitted with a walk-in shower.

Externally, the home truly shines with a large rear garden, a garage located within the rear garden, and an impressive garden room, perfect for social gatherings and offering potential use as a home gym or hobby space. To the front, there is off-road parking for approximately three vehicles.

Additional benefits include gas central heating and double-glazed windows throughout. This lovely family home must be viewed to be fully appreciated.

Council Tax Band: A
EPC: To follow

Offers in the region of £169,950

21 First Avenue, Woodlands , Doncaster, DN6 7QJ



- Three-bedroom semi-detached family home
- Modern bathroom with walk-in shower
- Gas central heating and double-glazed windows
- Epc rating: TO FOLLOW
- Spacious kitchen/diner ideal for family living
- Set on a good-sized plot
- Close to local amenities with great links to the A1 & M18
- Homely and well-proportioned lounge
- Off-road parking
- Council tax band: A

Entrance

3'6" x 8'5" (1.08 x 2.59)

Garden Room

22'2" x 10'9" (6.76 x 3.29)

Lounge

11'4" x 16'3" (3.46 x 4.96)

Kitchen/Diner

10'5" x 16'2" (3.18 x 4.94)

Master bedroom

11'6" x 8'0" (3.53 x 2.44)

Bedroom 2

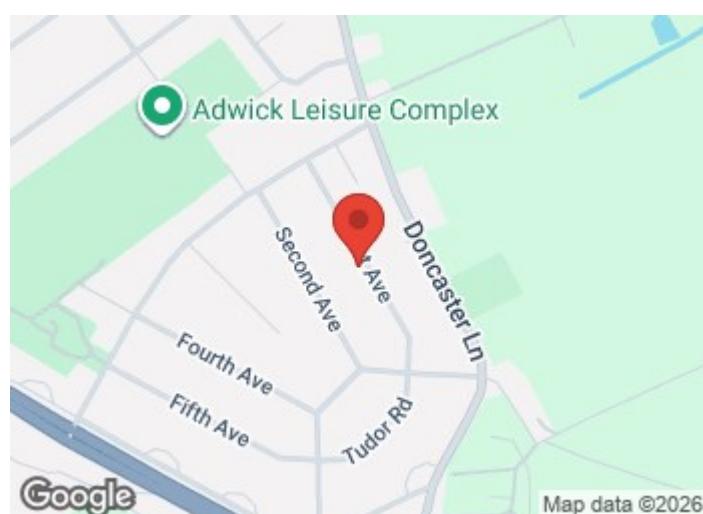
11'4" x 8'1" (3.46 x 2.47)

Bedroom 3

8'2" x 7'4" (2.51 x 2.24)

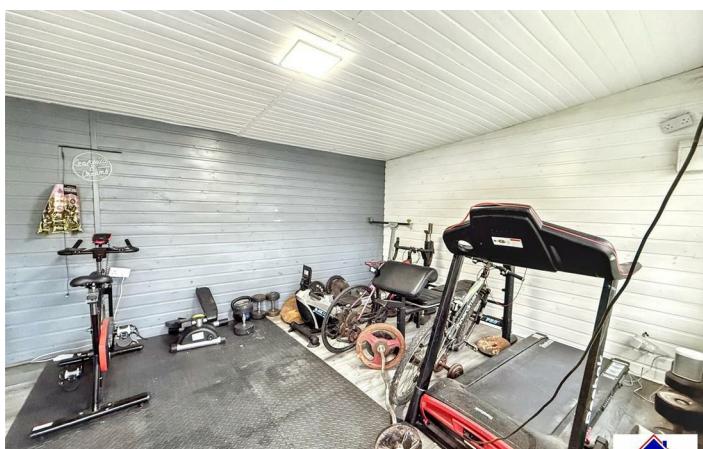
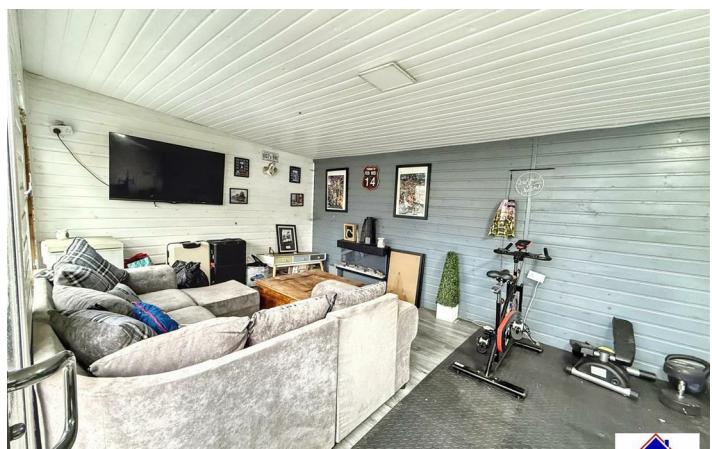
Bathroom

9'5" x 7'9" (2.89 x 2.38)

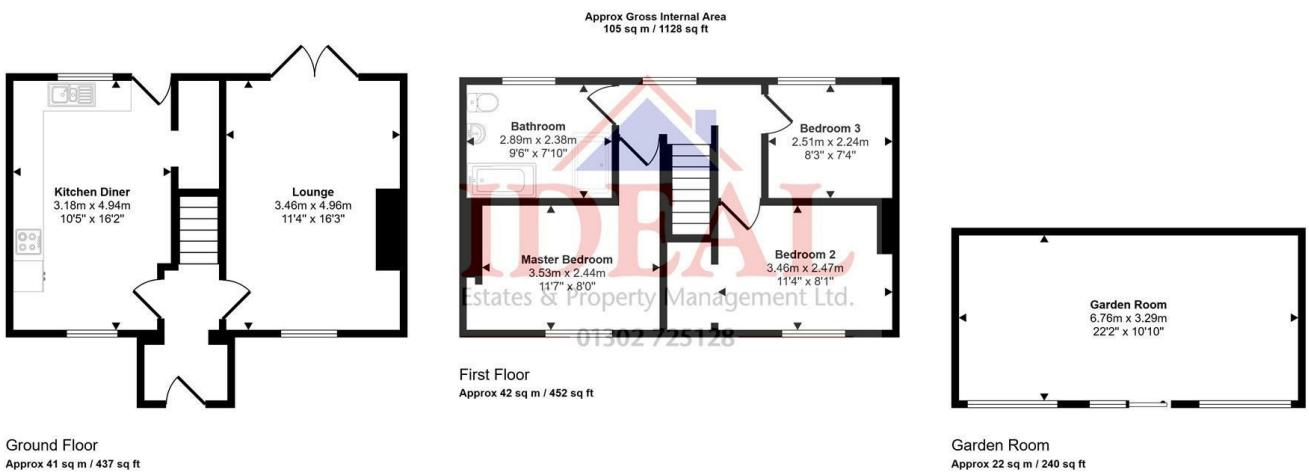


Directions

Woodlands is a model village 4 miles (6 km) northwest 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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