





# welcome to

# **Lawn Avenue, Woodlands Doncaster**

This well-presented three bedroom semi-detached home is situated on a corner plot in the popular location of Woodlands. The property has a driveway providing off road parking and a landscaped rear garden.













#### **Entrance Hall**

With a front facing obscure double glazed door, stairs which rise to the first floor landing, laminate flooring and a central heating radiator.

### Lounge

17' 2" x 12' 10" ( 5.23m x 3.91m )

A dual aspect lounge with a front facing double glazed window and rear facing double glazed French doors. There is a feature fireplace with marble hearth housing the gas fire, two central heating radiator and coving to the ceiling.

#### **Kitchen Diner**

19' 9" x 13' 9" ( 6.02m x 4.19m )

A dual aspect kitchen diner with a front facing double glazed window and rear facing double glazed French doors. Fitted with a range of Shaker style wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has an eight ring gas cooker with extractor above. There is splashback tiling, laminate flooring, a cupboard housing the boiler and a central heating radiator.

### **First Floor Landing**

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

### **Bedroom One**

13' x 10' 4" ( 3.96m x 3.15m )

With a front facing double glazed window, a central heating radiator, laminate flooring and a built-in storage cupboard.

### **Bedroom Two**

12' 10" x 10' 8" ( 3.91m x 3.25m )

With a front facing double glazed window, a central heating radiator and laminate flooring.

### **Bedroom Three**

9' 4" x 7' 4" ( 2.84m x 2.24m )

With a rear facing double glazed window, a central heating radiator, laminate flooring and access to the loft.

#### **Bathroom**

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin and a bath. There is tiling to the walls and floor, a heated towel rail and an extractor fan.

#### Outside

To the front of the property there is off road parking and a lawned garden. There is side access to the rear of the property there is a landscaped garden various flower beds and vegetable patches, an outside tap and brick built store





## welcome to

## Lawn Avenue, Woodlands Doncaster

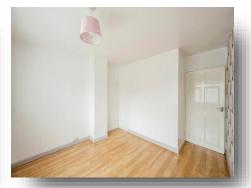
- THREE BEDROOM SEMI-DETACHED HOME
- **CORNER PLOT LOCATION**
- SPACIOUS KITCHEN DINER
- LANDSCAPED REAR GARDEN
- OFF STREET PARKING

Tenure: Freehold EPC Rating: D

£145,000







Coople Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122461



Property Ref: DCR122461 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown

01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.