



**Woodlands Terrace, Edlington Doncaster**

**welcome to**

**Woodlands Terrace, Edlington Doncaster**

GUIDE PRICE £150,000-£160,000. This spacious well-presented mid-terraced home is located close to local amenities and transport links. The property benefits from a generous rear garden and is ideal for first time buyers and growing families.



### **Dining Kitchen**

17' 4" x 14' 11" ( 5.28m x 4.55m )

With a front facing sealed unit door, two rear facing double glazed windows and a sealed unit door giving access to the rear garden. Fitted with a modern range of white high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas cooker point with extractor above, plumbing for a washing machine and an integrated fridge-freezer. There is complimentary tiling, tiled flooring, a central heating radiator and stairs which rise to the first floor landing.

### **Lounge**

16' 6" x 10' 5" ( 5.03m x 3.17m )

A dual aspect lounge with a front facing double glazed window and a rear facing double glazed window. There is coving to the ceiling and a central heating radiator. The focal point of the room is the feature fireplace housing the coal effect fire.

### **First Floor Landing**

With a front facing double glazed window and access to the loft.

### **Bedroom One**

10' 11" x 11' 7" ( 3.33m x 3.53m )

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

### **Bedroom Two**

13' 1" x 8' 5" ( 3.99m x 2.57m )

These measurements include the bulk head for the stairs. With a front facing double glazed window, a central heating radiator and laminate flooring.

### **Bedroom Three**

13' 3" max x 7' 1" ( 4.04m max x 2.16m )

With a rear facing double glazed window, a central heating radiator and hanging space.

### **Shower Room**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit and a shower cubicle with shower. There is a central heating radiator and an extractor fan.

### **Outside**

To the front of the property there is an enclosed gated tarmac garden whilst to the rear of the property there is a generous enclosed artificial lawned garden with various patio area.



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## Woodlands Terrace, Edlington Doncaster

- GUIDE PRICE £150,000-£160,000
- DUAL ASPECT LOUNGE
- MODERN DINING KITCHEN
- THREE BEDROOMS
- BATHROOM

Tenure: Freehold EPC Rating: Awaiting

guide price

**£150,000-£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122962 - 0002

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