



**Woodlands Road, Woodlands Doncaster**



**welcome to**

**Woodlands Road, Woodlands Doncaster**

GUIDE PRICE £145,000 - £155,000 This spacious four bedroom semi-detached family home is situated in this popular location and has spacious room sizes throughout. The property has front and rear gardens and a driveway providing off road parking.



### Entrance Hall

With a front facing sealed unit door, a useful storage cupboard and stair which rise to the first floor landing.

### Lounge Dining Room

26' 9" x 12' to recess ( 8.15m x 3.66m to recess )

A spacious lounge dining room with a front facing double glazed window, laminate flooring, two central heating radiators, coving to the ceiling and rear facing double glazed patio doors giving access to the rear garden.

### Kitchen

12' 7" x 8' 11" ( 3.84m x 2.72m )

With side and rear facing double glazed windows and a rear facing external door giving access to the rear garden. Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric cooker point, plumbing for a washing machine and space for a fridge-freezer. There is a central heating radiator and a door to the rear lobby.

### Rear Lobby

With access to the downstairs WC and a rear facing door giving access to the rear garden.

### Downstairs W.C.

Fitted with a low flush WC and a rear facing obscure double glazed window.

### First Floor Landing

With a useful storage cupboard.

### Bedroom One

15' 9" x 11' 3" ( 4.80m x 3.43m )

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

### Bedroom Two

10' 7" x 10' 11" ( 3.23m x 3.33m )

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

### Bedroom Three

10' 7" x 7' 1" ( 3.23m x 2.16m )

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

### Bedroom Four

9' 9" max to recess x 5' 6" ( 2.97m max to recess x 1.68m )

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

### Bathroom

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over. There is partial tiling to the walls and a central heating radiator.

### Outside

To the front of the property there is an enclosed lawned garden with a driveway to the side providing off road parking. To the rear of the property there is a generous mainly laid to lawn enclosed garden with garden shed.



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## Woodlands Road, Woodlands Doncaster

- GUIDE PRICE £145,000 - £155,000
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- LOUNGE OPEN PLAN TO DINING ROOM
- SPACIOUS KITCHEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£145,000-£155,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124251 - 0004

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