



Miners Drive, Woodlands Doncaster

welcome to

Miners Drive, Woodlands Doncaster

GUIDE PRICE £160,000-£170,000. The Halstead is a two double bedroom modern and well-designed starter home and is ideal for first time buyers which provides a great level of specification with a flexible kitchen diner and a spacious lounge with French doors leading out to the generous rear garden.



Entrance Hall

With a front facing composite door, stairs which rise to the first floor landing, a central heating radiator and access through to the kitchen diner.

Kitchen Diner

14' 5" max x 10' (4.39m max x 3.05m)

A stylish and modern kitchen which is fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer taps. The kitchen has a four ring gas hob with a stainless steel splash back and an extractor fan with lighting above, an integrated fan assisted oven, fridge-freezer, dishwasher and plumbing for a washing machine. There is a cupboard housing the gas central heating boiler, a central heating radiator, a front facing double glazed window, area for a breakfast dining table and chairs and access through to the rear aspect lounge and the ground floor WC.

Downstairs W.C.

Fitted with a WC, a corner hand wash basin with mixer taps. There is a central heating radiator.

Lounge

12' 1" max x 13' 1" (3.68m max x 3.99m)

An attractive rear aspect lounge with rear facing French doors leading out to the generous rear garden and a central heating radiator.

First Floor Landing

With a central heating radiator and a loft hatch.

Bedroom One

8' 9" x 13' (2.67m x 3.96m)

A double room with a rear facing double glazed window over looking the generous rear garden, a thermostat and a central heating radiator.

Bedroom Two

13' 1" max x 9' 11" max (3.99m max x 3.02m max)

A double room with a central heating radiator, an over stairs built-in storage cupboard and a front facing double glazed window.

Family Bathroom

Fitted with a WC, a wash hand basin with mixer taps and a panelled bath with screen and rainfall effect shower over. There is partial tiling, a central heating radiator and a side facing obscure double glazed window.

Outside

Situated on the highly sought after Skylark Grange Development. There are raised sleepers and sand stone edging providing a decorative effect in a privately enclosed well maintained rear garden.

Additional Information

Rental potential of £850 pcm. The vendors have made us aware that there is an annual management charge of £115 per annum for the up keep and maintenance of the communal areas, contact the branch for further details.



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- GUIDE PRICE £160,000-£170,000
- SITUATED ON THE HIGHLY SOUGHT AFTER SKYLARK GRANGE DEVELOPMENT
- HALSTEAD STYLE HOME
- TWO DOUBLE BEDROOMS
- FLEXIBLE KITCHEN DINER

Tenure: Freehold EPC Rating: B

guide price

£160,000-£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123127 - 0002

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