



Doncaster Lane, Woodlands Doncaster DN6 7LH



welcome to

Doncaster Lane, Woodlands Doncaster

Ideal for First Time Buyers and Young Families is this well-presented Three Bedroom Semi Detached Family Home, offered For Sale with No Chain. Situated in a popular location, whilst being close to local amenities and transport links.



Entrance Hall

With a front facing upvc exterior door, a central heating radiator and a useful understairs storage cupboard.

Lounge

13' 2" x 10' 10" (4.01m x 3.30m)

With a rear facing double glazed window, a column style central heating radiator and coving to the ceiling. The lounge is open plan to the dining room.

Dining Room

13' 9" x 10' (4.19m x 3.05m)

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

Kitchen

8' 11" x 7' 11" (2.72m x 2.41m)

With a side facing double glazed window. Fitted with a range of contemporary wall and base units with coordinating work surfaces housing the composite sink with mixer tap. The kitchen has a range of integrated appliances including a fridge-freezer, oven and dishwasher. There is an electric hob with cooker hood above, a central heating radiator, complimentary tiling and tiled flooring.

Utility / W.C.

With a side facing obscure double glazed window. Fitted with a WC, wash hand basin, a wall mounted boiler and a work surface beneath which is plumbing for a washing machine.

First Floor Landing

With a front facing double glazed window, loft hatch and useful storage cupboard.

Bedroom One

10' 1" x 10' 11" (3.07m x 3.33m)

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

Bedroom Two

10' 9" x 8' 10" (3.28m x 2.69m)

With a front facing double glazed window, a central

heating radiator and built-in wardrobes.

Bedroom Three

10' 3" x 8' 9" (3.12m x 2.67m)

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 with mixer tap and a P-shaped bath with shower over and screen. There is a heated towel rail, tiling to the walls and downlights to the ceiling.

Outside

To the front of the property there is a low maintenance pebbled garden with a shared driveway which leads to the rear and gives access to the garage. To the rear of the property there is a generous enclosed lawned garden with paved patio.



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Doncaster Lane, Woodlands Doncaster

- FOR SALE WITH NO CHAIN
- OPEN PLAN LOUNGE DINING ROOM
- MODERN AND CONTEMPORARY KITCHEN AND BATHROOM
- GROUND FLOOR WC/UTILITY
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125851 - 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 guidance 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.

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