



## 44 The Park, Woodlands , Doncaster, DN6 7RL

Welcome to this attractive and well-maintained three-bedroom mid-terraced property, perfectly positioned close to local shops, schools, and transport links. Offering a stylish blend of modern comfort and practical living, this home is ideal for families, first-time buyers, or investors alike.

Upon entering, you are greeted by a welcoming entrance, leading to a bright and spacious lounge. Adjacent, lies a modern fitted kitchen, boasting a range of integrated appliances, ample storage, and space for dining — a true heart of the home.

Conveniently located on the ground floor is a guest W/C, adding functionality for busy households.

Upstairs, the property offers three well-proportioned bedrooms, each with ample natural light & the family bathroom.

Externally, the property benefits from a generous rear garden, offering plenty of space for outdoor along with a detached garage.

Located within a sought-after area, this home enjoys excellent motorway access to the A1 and M18, making it ideal for commuters. A range of local amenities, supermarkets, schools, and parks are all within easy reach, adding to the convenience of this great location.

A wonderful opportunity to secure a comfortable and modern family home in a highly convenient location. Early viewing is strongly advised.

**Offers in the region of £145,000**

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- Great opportunity for first time buyers
- Convenient downstairs W/C
- Council Tax Band: A & EPC Rating: E
- Sought after location with open aspect views to the front and rear
- Modern fitted kitchen with integrated appliances
- Family bathroom & 3 double bedrooms
- Located close to local shops, schools, and amenities
- Light and airy dual aspect spacious lounge
- Generous enclosed rear garden
- Viewing is highly recommended

## Kitchen

10'11" x 11'10" (3.35 x 3.61)

## Bathroom

7'8" x 8'5" (2.35 x 2.58 )

## Lounge/Diner

12'2" x 17'9" (3.71 x 5.43)

## Landing

6'1" x 5'11" (1.87 x 1.82)

## Utility

## Downstairs W/C

## Master bedroom

12'4" x 8'11" (3.76 x 2.72)

## Bedroom 2

11'0" x 8'9" (3.37 x 2.68 )

## Bedroom 3

8'11" x 8'6" (2.72 x 2.60 )



## Directions

Woodlands is a model village 4 miles (6 km) north-west of Doncaster in South Yorkshire, England. The village lies adjacent to Highfields and Adwick le Street within the City of Doncaster. Woodlands schools are Woodlands Infants School, and Woodlands Junior School, which are now known as Woodlands Primary School. There's also Adwick infant and Adwick primary school, and St Joseph & St Teresa's school which is an infant and primary catholic school. Outwood Academy Adwick is the only secondary school in the area.



# Floor Plan

Approx Gross Internal Area  
79 sq m / 845 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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