



**Shaftsbury Avenue, Woodlands Doncaster**



**welcome to**

**Shaftsbury Avenue, Woodlands Doncaster**

Situated in this popular location close to a host of local amenities and excellent transport links is this spacious extended three bedroom semi-detached family home. The property benefits from front and rear gardens and ample off road parking!



### Entrance Hall

With a front facing sealed unit door, a central heating radiator, a tiled floor and a side facing double glazed window.

### Lounge

11' 9" x 9' 4" ( 3.58m x 2.84m )

With a front facing double glazed window, tiled flooring and a wood burner. The lounge is open to the dining room.

### Dining Room

14' 9" x 11' 5" ( 4.50m x 3.48m )

With rear facing double glazed patio doors, tiled flooring and a central heating radiator.

### Kitchen

24' 8" x 6' 4" ( 7.52m x 1.93m )

With a side facing double glazed window, there is wall and base units with coordinating worktops housing the inset sink. The kitchen has an electric hob, plumbing for a washing machine, a electric oven and grill, tiled flooring, a central heating radiator and a gas central heating boiler which is housed in a cupboard.

### Utility

With a rear facing double glazed window and a sealed unit door leading out onto the rear garden.

### First Floor Landing

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

### Bedroom One

11' 3" x 10' 7" ( 3.43m x 3.23m )

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

### Bedroom Two

11' 9" x 11' 6" ( 3.58m x 3.51m )

A double room with a rear facing double glazed window and a central heating radiator.

### Bedroom Three

8' 9" x 7' 9" ( 2.67m x 2.36m )

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

### Bathroom

With a side facing obscure double glazed window, a WC, a wash hand basin fitted into a vanity unit and a double ended spa bath. There is a chrome heated towel rail and tiling to the walls and floor.

### Outside

Outside to the front of the property there is a concrete patterned driveway providing ample off road parking. To the rear is a generous enclosed lawned garden with ample patio area.



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## Shaftsbury Avenue, Woodlands Doncaster

- THREE BEDROOM SEMI-DETACHED
- DINING ROOM
- KITCHEN AND UTILITY
- SPACIOUS LOUNGE
- POPULAR LOCATION

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR125297 - 0002

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