

## 3 Welfare Road, Woodlands , Doncaster, DN6 7PP

This beautifully presented three-bedroom mid-terrace home offers stylish living in a sought-after location, close to local amenities, schools, and excellent transport links including the A1 and M18 motorways.

The property features a stunning, spacious kitchen complete with breakfast area and integrated appliances, perfect for modern family living. The welcoming lounge opens into a bright conservatory, creating an ideal space for relaxation and entertaining.

Upstairs, there are three well-proportioned bedrooms served by a modern family shower room. Additional benefits include loft access with ladder, a CCTV system and fitted alarm for added peace of mind.

Externally, the property boasts off-road parking for approximately two vehicles and a large rear garden with a designated seating area, ideal for outdoor enjoyment.

This property would make a fantastic family home and is ready to move straight into.

**Offers in excess of £170,000**

# 3 Welfare Road, Woodlands , Doncaster, DN6 7PP



- Beautiful three-bedroom mid-terrace home
- Stunning family shower room
- CCTV system & alarm
- Council Tax Band: A & EPC rating to follow
- Modern kitchen with breakfast area & integrated appliances
- Off-road parking for approx two vehicles
- Loft access with ladder
- Lounge leading to conservatory
- Large rear garden with seating area
- Double glazed throughout

**Entrance** 8'3" x 4'5" (2.52 x 1.36)

**Lounge**

11'3" x 16'3" (3.45 x 4.96)

**Conservatory**

9'6" x 11'2" (2.90 x 3.42)

**Kitchen**

13'11" x 16'2" (4.25 x 4.93)

**Master bedroom**

14'5" x 7'10" (4.40 x 2.40 )

**Bedroom 2**

10'1" x 11'2" (3.09 x 3.41 )

**Bedroom 3**

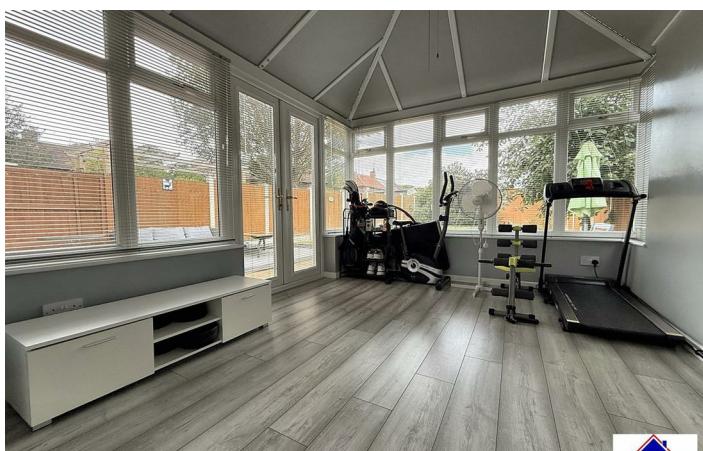
9'10" x 8'0" (3.00 x 2.44 )

**Bathroom**



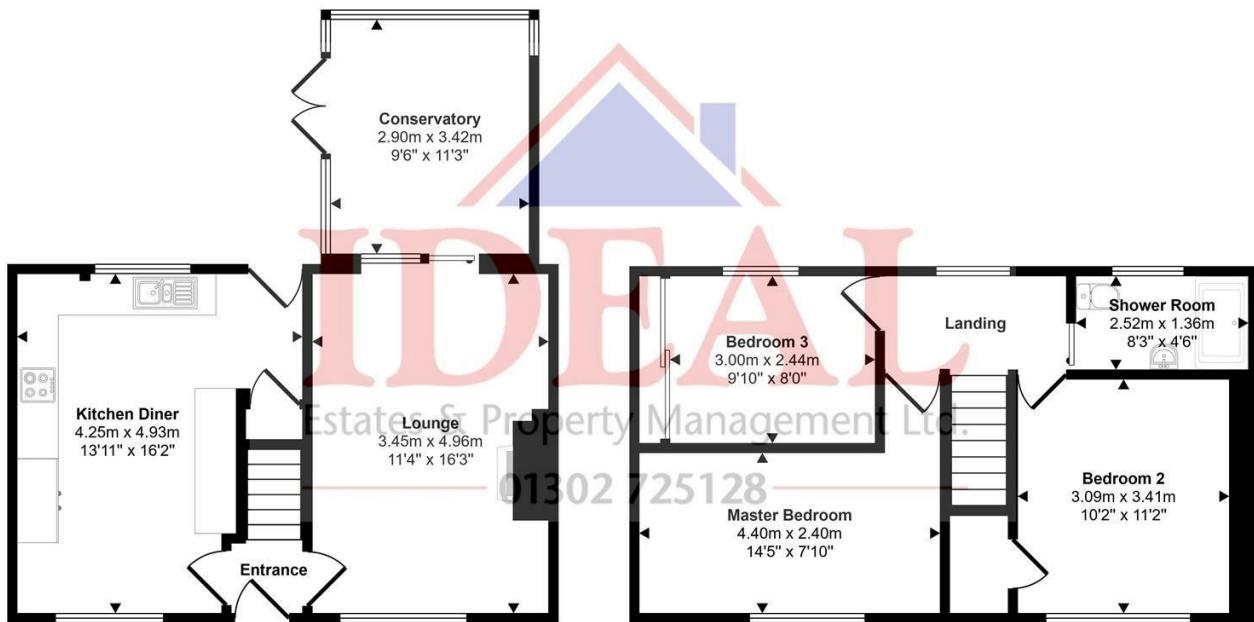
## Directions

Woodlands is a model village 4 miles (6 km) northwest 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  
94 sq m / 1007 sq ft



### Ground Floor

Approx 49 sq m / 531 sq ft

### First Floor

Approx 44 sq m / 476 sq ft

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	