



## 19 Lawn Avenue, Woodlands , Doncaster, DN6 7UF

Offered for sale with no onward chain, this three-bedroom semi-detached property presents an excellent investment opportunity for buyers looking to add value. Requiring refurbishment and potentially full renovation, the property offers generous living space and significant scope for improvement.

The accommodation comprises an entrance hall leading to two well-proportioned reception rooms, providing flexible living and dining space. The property benefits from a kitchen area with access to the rear garden, along with a ground floor shower room for added convenience.

Upstairs, there are three bedrooms and a second shower room, offering practical accommodation for families or future tenants.

Externally, the property features a large rear garden, ideal for landscaping or extension potential (subject to the necessary planning permissions). To the front, there is off-road parking via a shared driveway.

Ideally located close to local amenities, transport links, and schools, the property is well-positioned for both owner-occupiers and investors alike.

Further benefits include:

Council Tax Band: A  
EPC Rating: D

Early viewing is highly recommended to appreciate the potential on offer.

**£115,000**

# 19 Lawn Avenue, Woodlands , Doncaster, DN6 7UF



- Three-bedroom semi-detached property
- Requires refurbishment / potential full renovation
- Off-road parking via shared driveway
- Council Tax Band A & EPC Rating D
- Offered for sale with no onward chain
- Two reception rooms
- Large rear garden
- Excellent investment opportunity
- Two shower rooms (one upstairs, one downstairs)
- Conveniently located close to local amenities

## Hallway

7'8" x 11'10" (2.36 x 3.62 )

## Lounge

10'8" x 10'6" (3.26 x 3.22)

## Dining Room

10'8" x 15'7" (3.26 x 4.76)

## Kitchen

7'8" x 20'4" (2.36 x 6.20)

## Conservatory

13'9" x 12'2" (4.20 x 3.73)

## Hallway

5'1" x 2'10" (1.57 x 0.88)

## Shower Room

10'4" x 5'8" (3.16 x 1.73)

## Master Bedroom

11'3" x 13'11" (3.45 x 4.26)

## Bedroom 2

7'1" x 9'5" (2.17 x 2.88)

## Bedroom 3

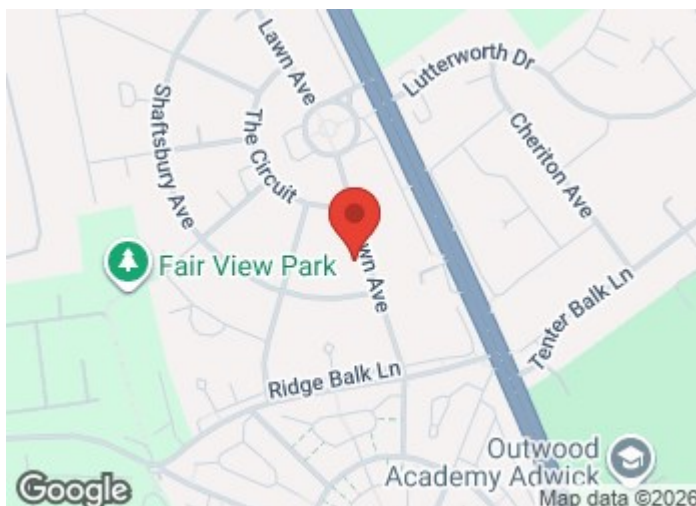
11'3" x 11'8" (3.45 x 3.56)

## Main shower room

7'1" x 7'4" (2.17 x 2.26)

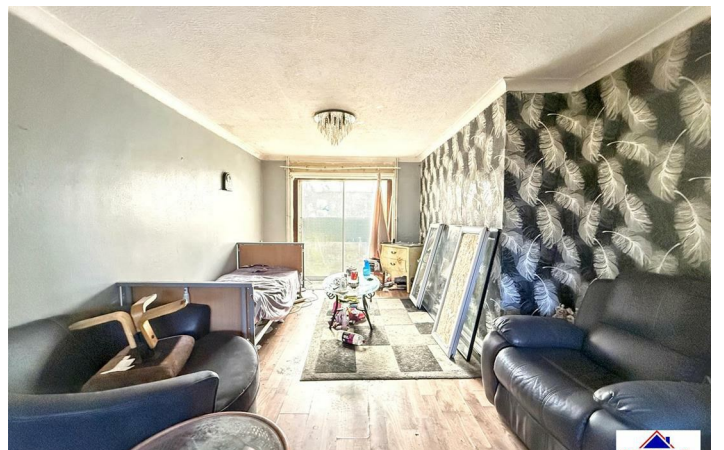
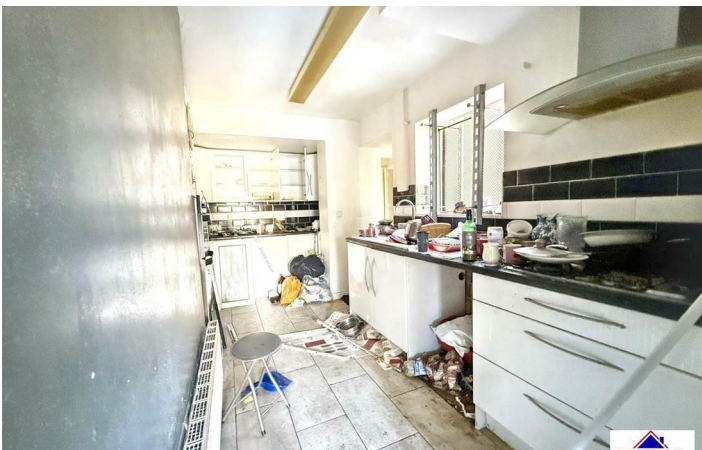
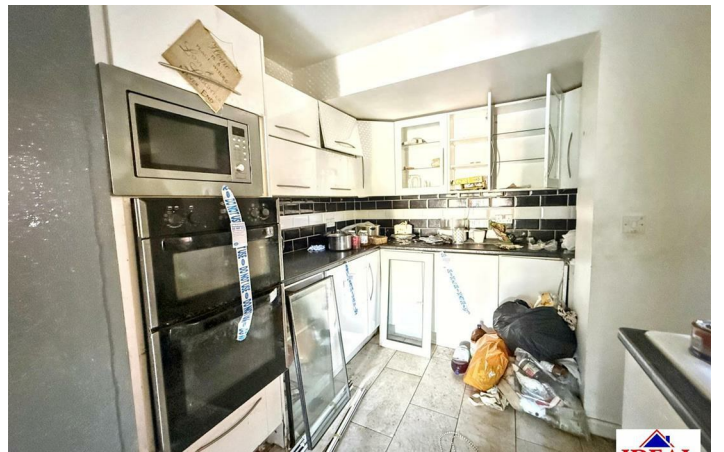
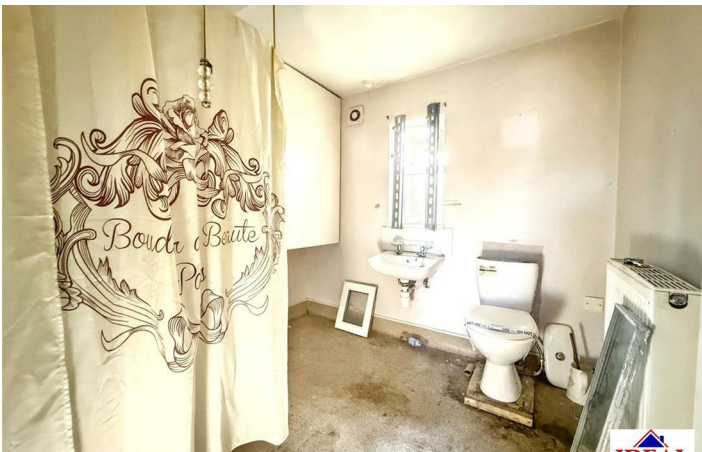
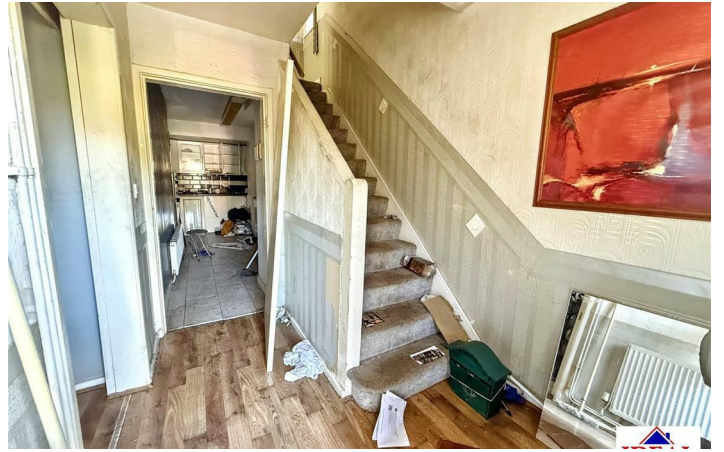
## Landing

7'1" x 8'3" (2.17 x 2.52)



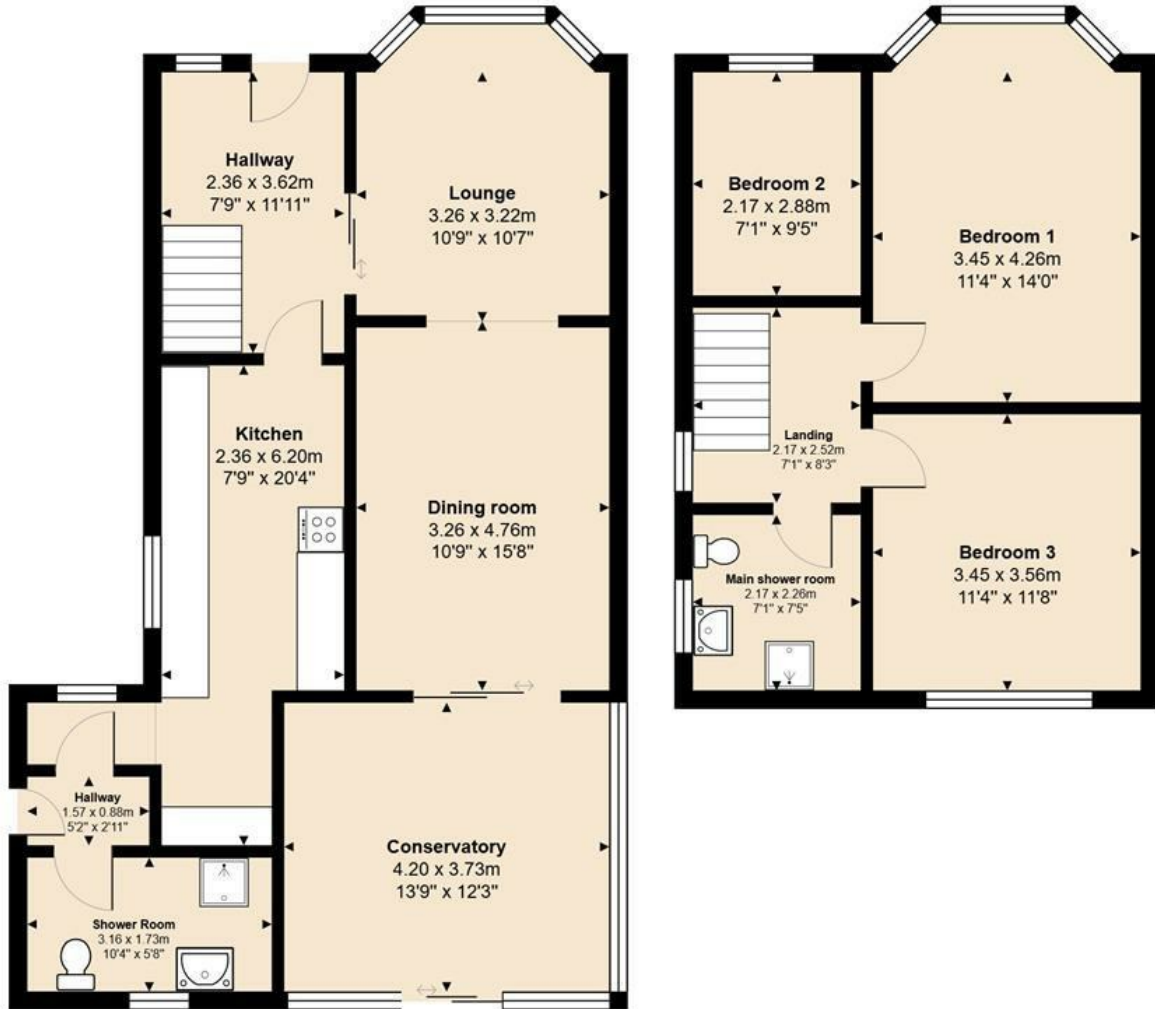
## Directions

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.



# Floor Plan

19 Lawn Avenue



Total Area: 123.9 m<sup>2</sup> ... 1334 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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