IDEAL
Estates & Property Management Ltd.
01302 725128









38 Beaumont Avenue, Woodlands

, Doncaster, DN6 7TN

£170,000 - £180,000 Guide Price!! This well-presented three-bedroom semi-detached home on a large corner plot, offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families or those looking to downsize.

The property is entered via a welcoming entrance hall leading to a generous lounge with feature fireplace and a separate dining room, perfect for entertaining or family meals. The heart of the home is the open-plan fitted kitchen, complete with a range of contemporary units, integrated appliances and breakfast bar, providing an excellent space for everyday living.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a good-sized single, all served by a modern shower room fitted with a large walk-in shower, wash basin and WC.

Externally, the property enjoys a well-maintained front garden, a private enclosed rear garden laid mainly to lawn, and a detached garage with a driveway providing ample off-road parking.

Situated in a popular residential location, the property is conveniently placed for local amenities, schools, transport links and nearby green spaces, making it an excellent family home.

Early viewing is highly recommended to appreciate the space and presentation this home has to offer.

Guide price £170,000

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- Three-bedroom semi-detached home
- Spacious lounge and separate dining room
- Open-plan fitted kitchen with breakfast bar
- Contemporary shower room
- Driveway providing off-road parking
- Well-maintained front and rear gardens
- Gas central heating and double glazing
- Popular residential location
- Council Tax Band A
- EPC D

Hallway
3'9" x 5'6" (1.15 x 1.70)

Lounge
12'10" x 13'10" (3.93 x 4.23)

Dining Room
10'5" x 8'2" (3.20 x 2.49)

Kitchen/Diner
13'11" x 10'11" (4.25 x 3.34)

Storage Room
4'8" x 3'0" (1.43 x 0.93)

Hallway
17'11" x 3'5" (5.47 x 1.05)

Storage Room
8'11" x 5'6" (2.72 x 1.70)

Master Bedroom
12'10" x 10'4" (3.92 x 3.17)

Bedroom 2
10'4" x 10'5" (3.17 x 3.19)

Bedroom 3
7'2" x 9'1" (2.20 x 2.78)

Shower Room
8'10" x 6'4" (2.70 x 1.94)

Landing
10'2" x 6'5" (3.12 x 1.96)



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.











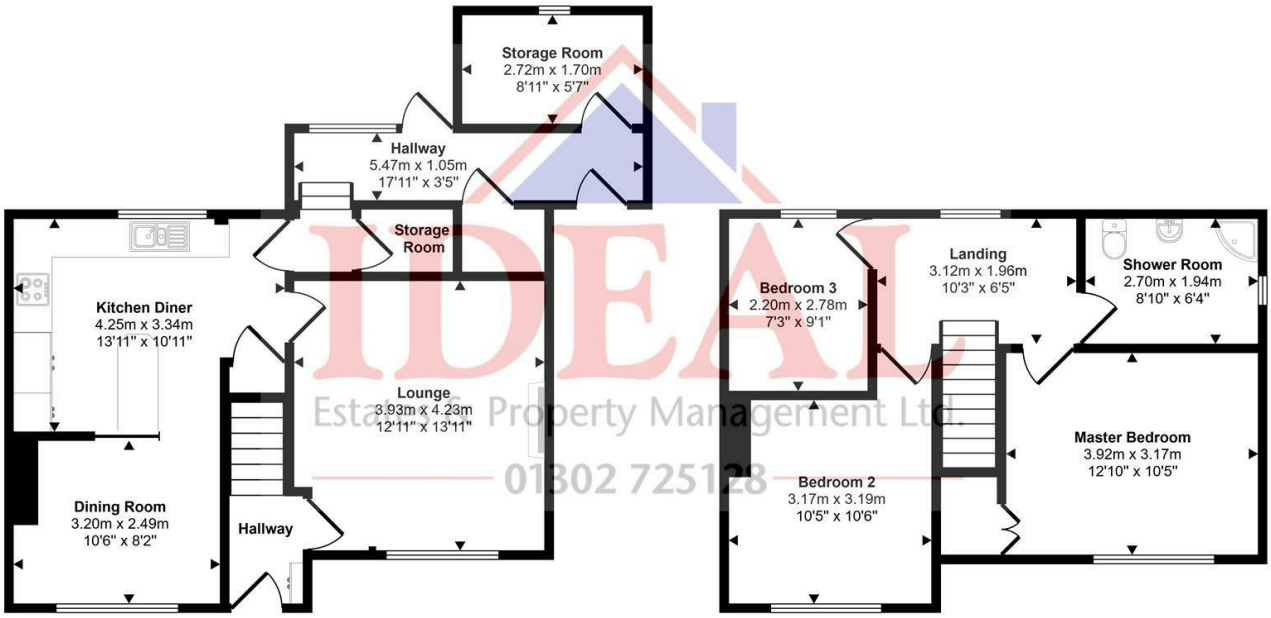






Floor Plan

Approx Gross Internal Area
105 sq m / 1128 sq ft

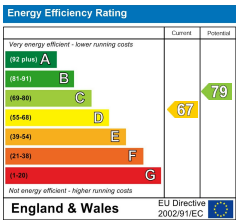


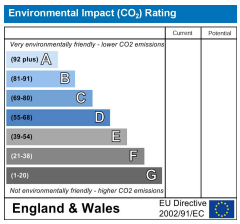
Ground Floor
Approx 58 sq m / 628 sq ft

First Floor
Approx 46 sq m / 500 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.





288 Great North Road, Woodlands, Doncaster, South Yorkshire, DN6 7HN
Tel: 01302725128 **Email:** helen@ideal-estates.co.uk www.ideal-estates.co.uk