



29 Princess Street, Woodlands , Doncaster, DN6 7LX

This well-presented three-bedroom semi-detached property offers spacious and modern living, making it an ideal family home or a perfect opportunity for first-time buyers.

The ground floor features a bright and welcoming lounge complete with a stylish media wall, creating a perfect space for relaxing or entertaining. To the rear, a beautifully fitted kitchen provides ample storage and workspace, with direct access to the generous enclosed garden. A convenient downstairs W/C and additional storage room further enhance the practicality of the home.

Upstairs, the property boasts three well-proportioned bedrooms along with a modern family bathroom.

Externally, the property benefits from off-road parking and a large enclosed rear garden, ideal for families, outdoor dining, and leisure.

Additional features include gas central heating and double glazed windows throughout, ensuring comfort and energy efficiency.

Situated in close proximity to local amenities, well-regarded schools, and excellent transport links, this property offers both convenience and lifestyle appeal.

Council Tax Band: A
EPC Rating: D

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Offers in the region of £165,000

29 Princess Street, Woodlands , Doncaster, DN6 7LX



- Three-bedroom semi-detached property ideal for families or first-time buyers
- Three well-proportioned bedrooms
- Large enclosed rear garden, perfect for outdoor living
- Council tax band: A & EPC rating: D
- Spacious lounge featuring a modern media wall
- Contemporary family bathroom
- Off-road parking for added convenience
- Beautifully fitted kitchen with ample storage and workspace
- Convenient downstairs W/C and additional storage room
- Gas central heating and double glazed windows throughout

Entrance

4'1" x 2'6" (1.26 x 0.77)

Lounge

14'3" x 11'10" (4.36 x 3.63)

Kitchen/Diner

12'7" x 9'11" (3.85 x 3.03)

W/C

2'7" x 6'2" (0.80 x 1.90)

Storage Room

2'5" x 6'3" (0.75 x 1.92)

Master Bedroom

12'8" x 10'0" (3.87 x 3.05)

Bedroom 2

8'9" x 9'3" (2.69 x 2.84)

Bedroom 3

6'11" x 9'4" (2.13 x 2.85)

Bathroom

6'0" x 10'0" (1.83 x 3.05)

Landing

17'2" x 2'5" (5.25 x 0.75)



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
80 sq m / 865 sq ft



Ground Floor
Approx 39 sq m / 423 sq ft

First Floor
Approx 41 sq m / 442 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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