



93 Shaftsbury Avenue, Woodlands , Doncaster, DN6 7TH

Offered to the market with no onward chain, this spacious three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, investors, or those looking for a renovation project. Requiring modernisation throughout, the property offers fantastic potential to create a stylish family home tailored to individual tastes.

The accommodation briefly comprises an entrance hallway, a generous front lounge with bay window, a separate dining room, and a fitted galley kitchen leading through to an area with two storage rooms and a ground floor WC. Upstairs, there are three well-proportioned bedrooms and a family shower room.

Externally, the property benefits from a front garden and an enclosed rear garden, providing ample outdoor space for families or entertaining.

Conveniently located close to local amenities, schools, transport links and commuter routes, this property represents a superb opportunity to add value in a popular residential location.

Early viewing is highly recommended

Offers in the region of £135,000

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- Three-bedroom semi-detached property
- Spacious lounge and separate dining room
- First-floor shower room
- Council Tax Band: A | EPC Rating: C
- Fantastic renovation opportunity
- Fitted kitchen
- Ideal for investors or first-time buyers
- No onward chain
- Ground floor WC and storage rooms
- Convenient residential location

Hallway

6'4" x 10'4" (1.94 x 3.17)

W/C

2'6" x 5'3" (0.78 x 1.62)

Lounge

11'10" x 10'11" (3.62 x 3.35)

Master Bedroom

10'10" x 12'11" (3.31 x 3.94)

Dining Room

11'9" x 14'7" (3.60 x 4.46)

Bedroom 2

11'10" x 11'2" (3.62 x 3.41)

Kitchen

6'3" x 13'8" (1.91 x 4.19)

Bedroom 3

7'3" x 8'8" (2.23 x 2.65)

Hallway

12'0" x 3'4" (3.66 x 1.02)

Shower Room

6'2" x 6'9" (1.90 x 2.07)

Storage Room

6'2" x 6'9" (1.89 x 2.07)

Landing

3'6" x 8'0" (1.07 x 2.46)

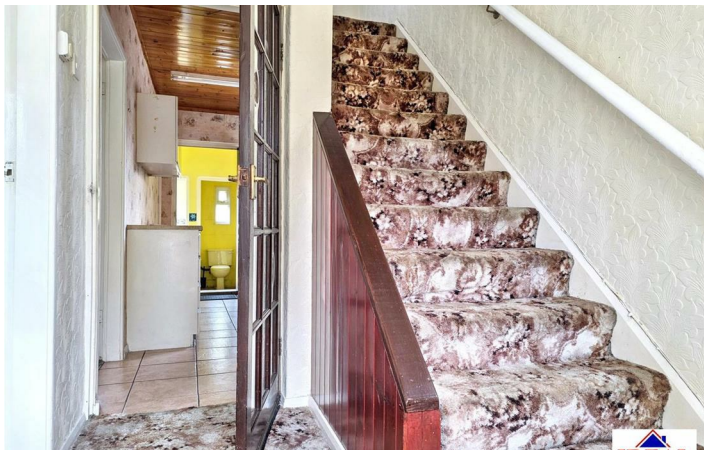
Storage Room

2'9" x 5'4" (0.85 x 1.64)

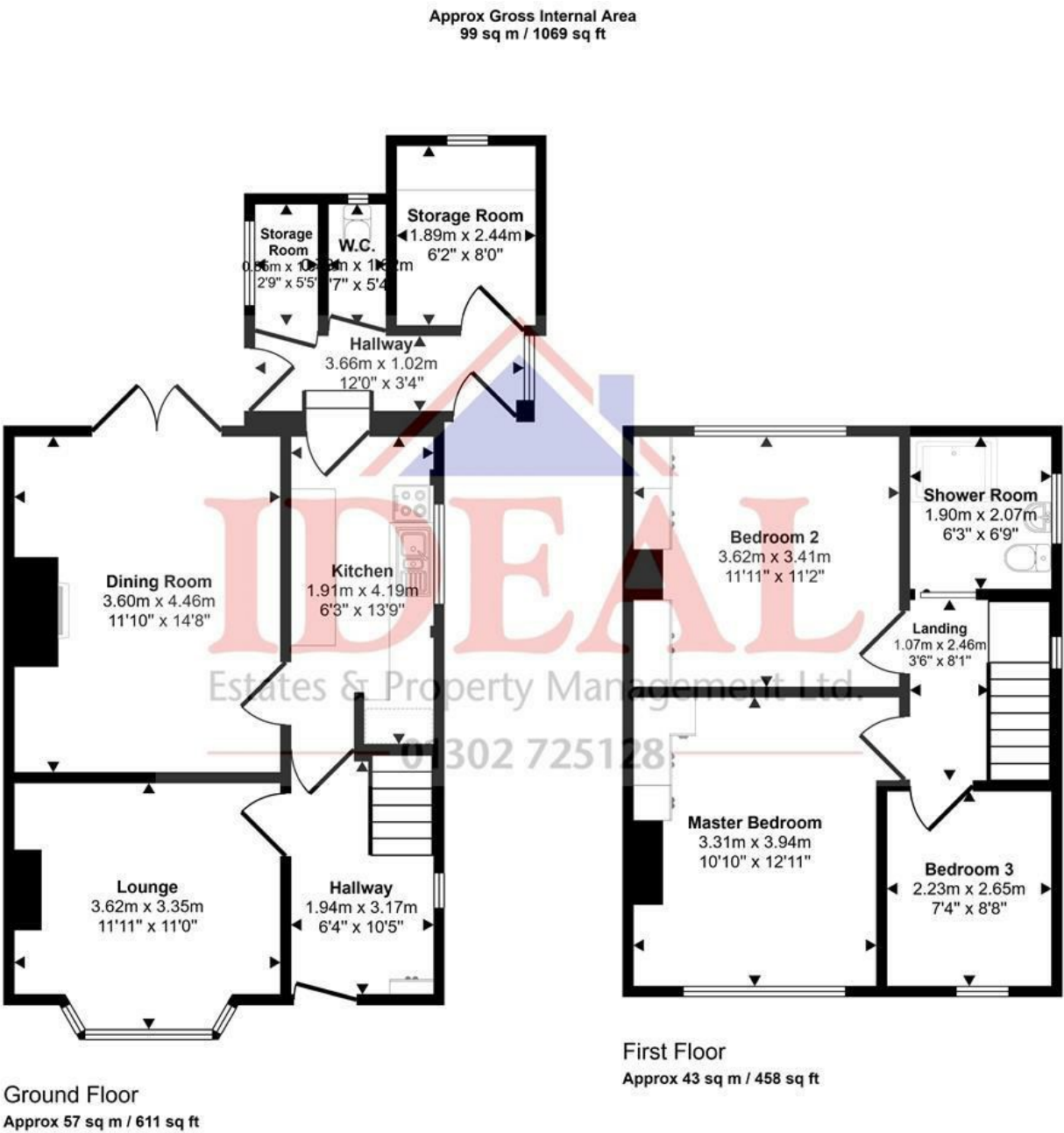


Directions

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



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