



IDEAL



## 130 The Crescent, Woodlands , Doncaster, DN6 7NL

Offered for sale with no onward chain, this three-bedroom end-terrace property presents an excellent investment opportunity for developers and buy-to-let investors alike.

The accommodation comprises two reception rooms, a kitchen, and an upstairs bathroom, offering good-sized living space and a practical layout. To the first floor are three bedrooms, providing strong potential for rental demand once refurbished.

The property is in need of full renovation, with works required throughout; however, it has been sensibly priced to allow for the necessary improvements, making it an ideal project for those looking to add value.

Conveniently located close to local amenities, schools, and transport links, the property also benefits from excellent motorway access to the A1 and M18, enhancing its appeal to tenants and commuters.

Further benefits include Council Tax Band A and an EPC rating of D.

Early viewing is recommended to appreciate the scope and potential this property has to offer.

**Asking price £50,000**

# 130 The Crescent, Woodlands , Doncaster, DN6 7NL



- Three-bedroom end-terraced property
- Offered for sale with no onward chain
- Bathroom located upstairs
- In need of full renovation throughout
- Ideal investment or development opportunity
- Close to local amenities and services
- Council Tax Band A & EPC rating D
- Two reception rooms providing flexible living space
- Priced to allow for required works
- Excellent motorway links to the A1 and M18

## Porch

5'8" x 3'2" (1.74 x 0.98)

## Bedroom 3

11'6" x 9'5" (3.52 x 2.89 )

## Utility/Storage

5'8" x 3'1" (1.74 x 0.96)

## Bathroom

7'8" x 5'8" (2.35 x 1.73)

## Kitchen

8'9" x 7'0" (2.68 x 2.15 )

## Lounge

11'8" x 14'7" (3.56 x 4.45 )

## Dining room

10'5" x 16'9" (3.18 x 5.11)

## Master bedroom

8'11" x 12'8" (2.73 x 3.87 )

## Bedroom 2

11'3" x 9'10" (3.43 x 3.00 )

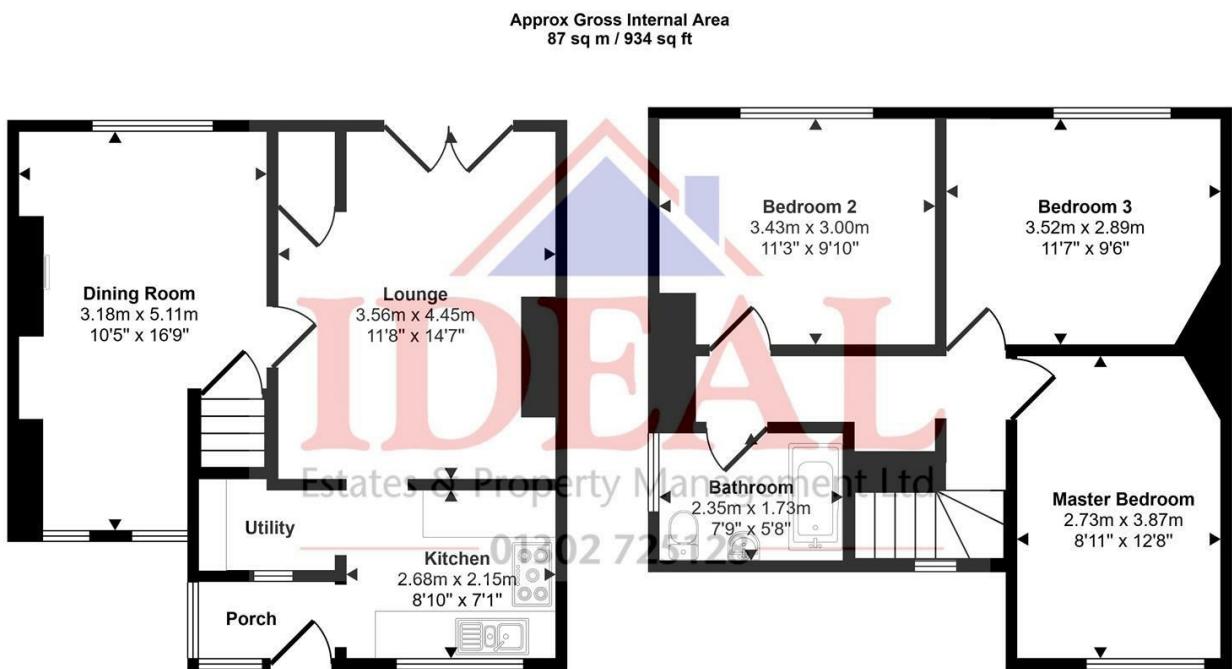


## Directions

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.



## Floor Plan



Ground Floor

Approx 42 sq m / 457 sq ft

First Floor

Approx 44 sq m / 477 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	
Very energy efficient - lower running costs (92 plus) A	Current
(81-91) B	Potential
(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	
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	Current
(81-91) B	Potential
(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