



128 The Crescent, Woodlands , Doncaster, DN6 7NL

This well-presented three-bedroom mid-terraced property offers spacious and versatile accommodation and is ready to move into, making it an ideal purchase for first-time buyers or investors alike. Offered to the market with no onward chain, the property represents a fantastic opportunity.

The accommodation briefly comprises two generous reception rooms, providing flexible living and dining space, along with a fitted kitchen. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Conveniently located close to all local amenities, the property also benefits from excellent transport links, with easy access to the A1 and M18 motorway networks, making it ideal for commuters.

Additional benefits include Council Tax Band A and an EPC rating of E.

Early viewing is highly recommended to appreciate the space, location, and potential this property has to offer.

£120,000

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- Three generously sized bedrooms
- Spacious lounge filled with natural light
- NO CHAIN
- Easy access to the A1 motorway network and Adwick Train Station.
- No onward chain – ready to move straight into
- Great motorway links to A1/M18 motorway
- Council Tax A & EPC 54E
- Close to all local amenities
- Ideal for first time buyer or investors
- Close to all local amenities, schools, shops and leisure centre

Kitchen

9'0" x 7'6" (2.76 x 2.30)

Bedroom 3

10'8" x 8'11" (3.26 x 2.74)

Storage Room

5'9" x 3'1" (1.76 x 0.95)

Bathroom

7'1" x 5'11" (2.17 x 1.81)

Utility

7'3" x 5'7" (2.21 x 1.72)

Lounge

10'7" x 12'2" (3.23 x 3.73)

Dining Room

11'9" x 14'9" (3.60 x 4.50)

Bedroom 1

8'8" x 12'7" (2.66 x 3.86)

Bedroom 2

11'11" x 9'3" (3.64 x 2.82)



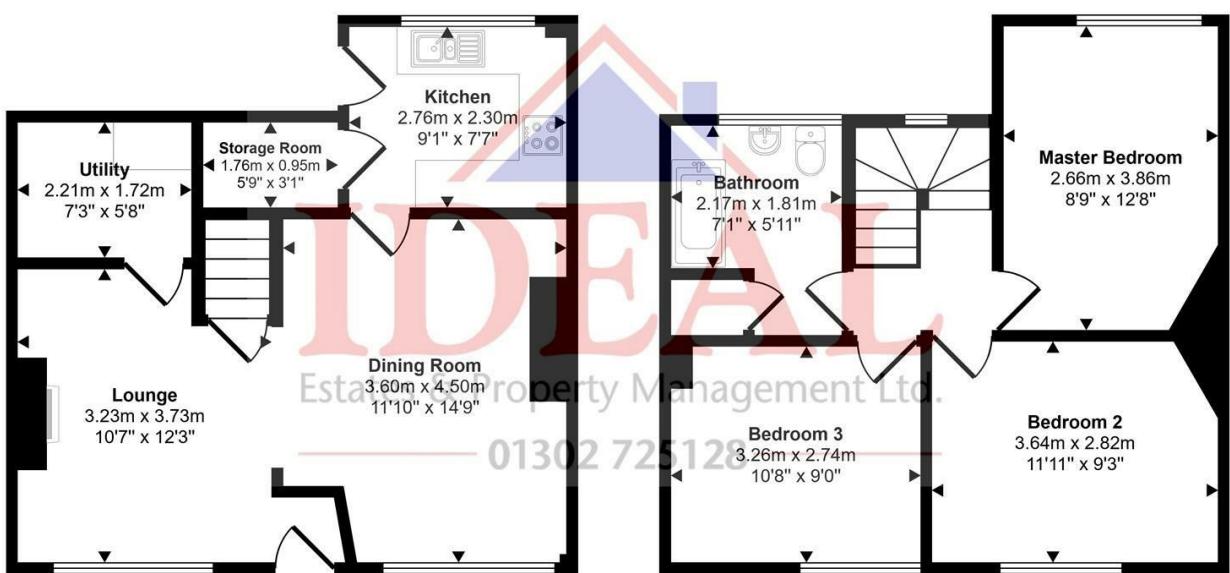
Directions

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

Approx Gross Internal Area
85 sq m / 919 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		Current	Potential
Very energy efficient - lower running costs (92 plus) A			87
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	