



34 Central Avenue, Woodlands Woodlands, Doncaster, DN6 7NW

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £25,000.00

Nestled in the heart of Doncaster on Central Avenue, this mid-terrace house presents an excellent investment opportunity. With three well-proportioned bedrooms, this property is ideal for investors looking to expand their portfolio. The property's location on Central Avenue means that residents will benefit from the amenities and services that Doncaster has to offer, including shops, schools, and parks, all within easy reach.

Don't miss the chance to make this property your own or to add it to your investment portfolio.

Please bare in mind, this property has had fire damage within the roof so therefore the property may not be mortgageable. Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

By auction £25,000

34 Central Avenue, Woodlands

Woodlands, Doncaster, DN6 7NW



- IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- CLOSE TO ALL LOCAL AMENITIES
- 3 BEDROOMS
- Vacant possession
- RENOVATION REQUIRED THROUGHOUT
- HAD FIRE DAMAGE WITHIN THE ROOF
- EPC E
- GREAT INVESTMENT OPPORTUNITY
- COUNCIL TAX BAND A
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Dual aspect lounge

Kitchen / diner

Bedroom one

Bedroom two

Bedroom Three

Bathroom

Front garden

Communal rear garden



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. 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

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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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