



20 Woodcock Way, Adwick-Le-Street , Doncaster, DN6 7UP

Guide Price £170,000 - £180,000! Welcome to Woodcock Way, Adwick-Le-Street. Our new mid terraced house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. Built between 1990 and 1999, the property boasts a modern design that is both practical and appealing.

Upon entering, you will be greeted by a spacious welcoming reception room, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen leads to a lovely rear garden along with a separate dining area and conservatory. The garden offers a wonderful space for outdoor activities or simply enjoying the fresh air.

The property features three generously sized bedrooms, providing ample space for a growing family or for those who desire extra room for guests or a home office. The bathroom is conveniently located to serve all bedrooms, ensuring comfort and accessibility.

For those with vehicles, the property offers off road parking along with an integrated garage for extra storage space.

This home is not only practical but also perfectly positioned, making it a must-see for anyone looking to settle in a friendly community. With its appealing features and inviting atmosphere, this property is sure to attract interest. We highly recommend scheduling a viewing to fully appreciate all that this lovely home has to offer.

Guide price £170,000

20 Woodcock Way, Adwick-Le-Street , Doncaster, DN6 7UP



- 3 BED TERRACED PROPERTY
- LOVELY VIEW FROM REAR GARDEN
- DESIRABLE AREA
- EPC C
- SPACIOUS KITCHEN WITH SEPERATE DINING ROOM
- OFF ROAD PARKING
- CLOSE TO ALL LOCAL AMENITIES
- CONSERVATORY AREA
- 2 RECEPTION ROOMS
- COUNCIL TAX BAND B

PORCH AREA

LOUNGE AREA

11'7" x 18'6" (3.54 x 5.64)

KITCHEN

12'0" x 8'1" (3.66 x 2.48)

DINING AREA

8'4" x 10'7" (2.56 x 3.25)

CONSERVATORY

7'4" x 8'8" (2.26 x 2.66)

STORAGE GARAGE

8'7" x 6'10" (2.64 x 2.10)

MASTER BEDROOM

12'0" x 11'3" (3.68 x 3.45)

BEDROOM TWO

8'0" x 11'7" (2.46 x 3.55)

BEDROOM THREE

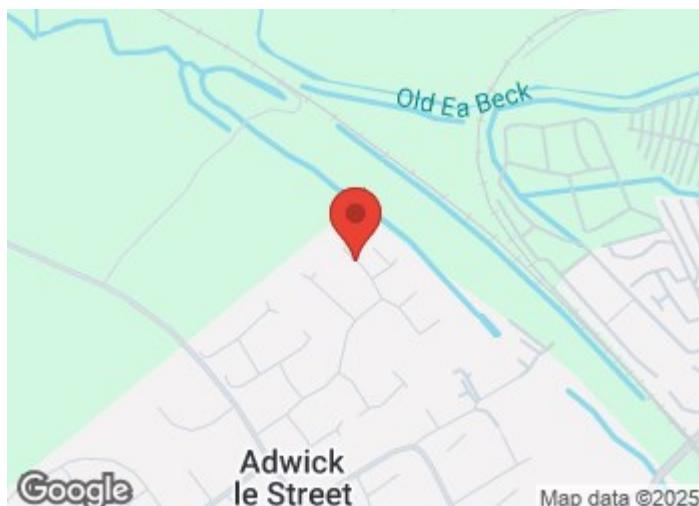
9'8" x 8'2" (2.95 x 2.51)

BATHROOM

7'6" x 5'6" (2.30 x 1.68)

360 TOUR:

<https://www.madesnappy.co.uk/tour/1g6dbg>



Directions

This David Wilson development is also known as The Bird Estates. The B1220 road meets the A638 road to the south of the village at Adwick Grange, near the Highwayman pub. To the west is the parish of Brodsworth. Highfields Country Park is adjacent to Brodsworth. Easy motorway access to the A1(M), approx 6 miles to Doncaster Town centre and walking distance to Adwick train station. Having a selection of Schools, Adwick leisure centre and two church's. An array of local amenities close by



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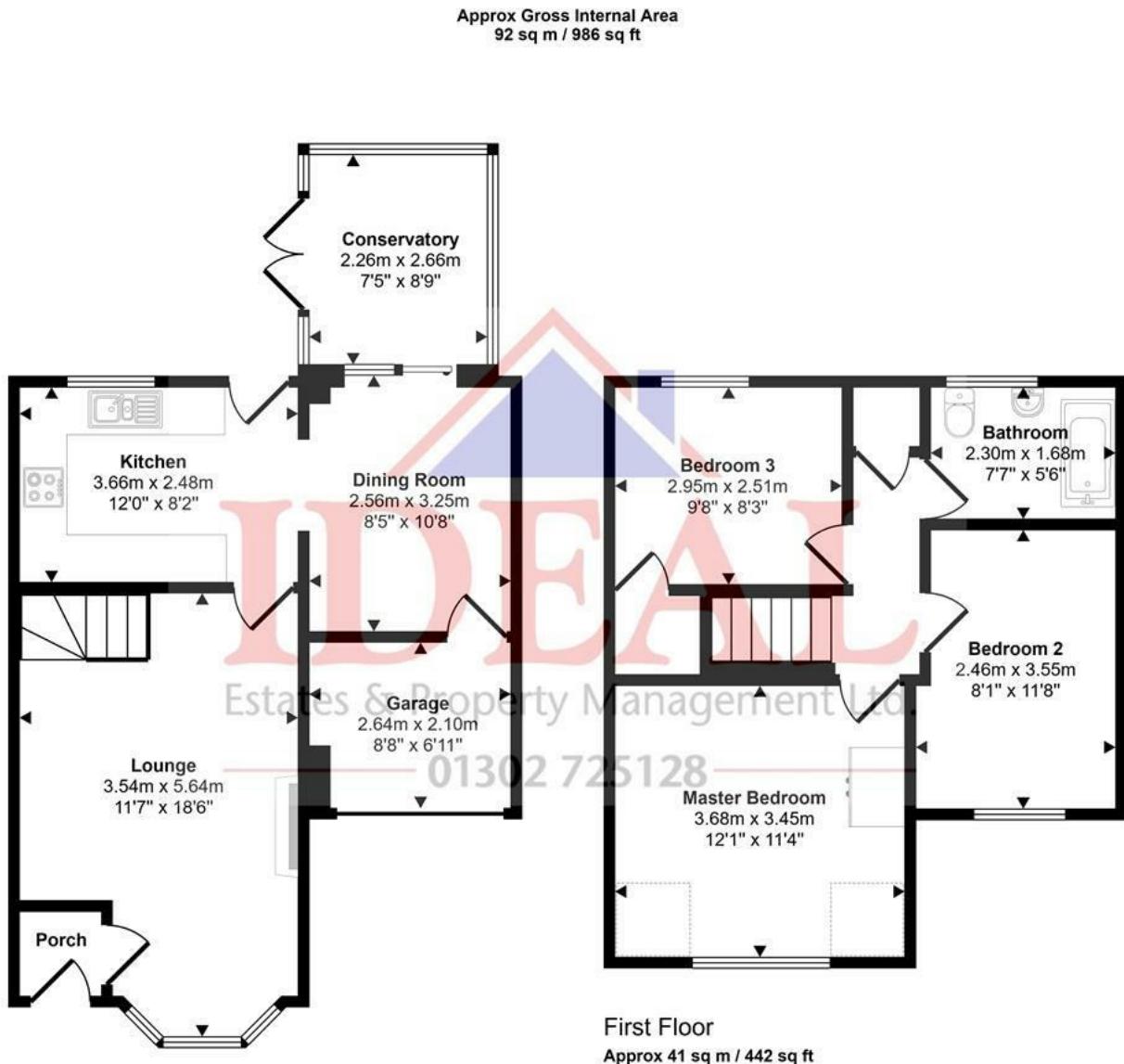
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Floor Plan



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		85
(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	