



95 Shaftsbury Avenue, Woodlands , Doncaster, DN6 7TH

This spacious three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, growing families or investors. Available with no onward chain, the property offers generous living accommodation, practical storage and great potential throughout. Modernisation is required.

The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious lounge, a separate dining room, a fitted kitchen, a convenient downstairs WC and two useful storage areas.

To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the property benefits from off-road parking to the front and an enclosed rear garden with useful outbuildings, providing ample outdoor space and additional storage.

Ideally positioned close to a range of local amenities, schools and everyday conveniences, the property also benefits from excellent transport links, with easy access to the A1 and M18 motorway network, making it ideal for commuters.

Offers in the region of £135,000

95 Shaftsbury Avenue, Woodlands , Doncaster, DN6 7TH



- Three-bedroom semi-detached property
- Downstairs WC
- Close to local amenities
- Council Tax Band: A
- No onward chain
- Off-road parking
- Excellent access to the A1 & M18 motorway network
- Modernisation required
- Enclosed rear garden
- EPC Rating: C

Entrance

6'3" x 10'9" (1.91 x 3.28)

Dining Room

11'8" x 10'7" (3.56 x 3.23)

Lounge

11'9" x 14'10" (3.59 x 4.53)

Kitchen

6'5" x 13'8" (1.96 x 4.18)

Storage Room

2'10" x 4'8" (0.88 x 1.44)

Storage Room

2'9" x 5'4" (0.86 x 1.65)

Storage Room

6'3" x 8'0" (1.91 x 2.45)

W/C

2'8" x 5'8" (0.83 x 1.75)

Hallway

12'10" x 3'6" (3.93 x 1.07)

Landing

3'8" x 8'0" (1.14 x 2.45)

Master Bedroom

10'6" x 12'3" (3.21 x 3.75)

Bedroom 2

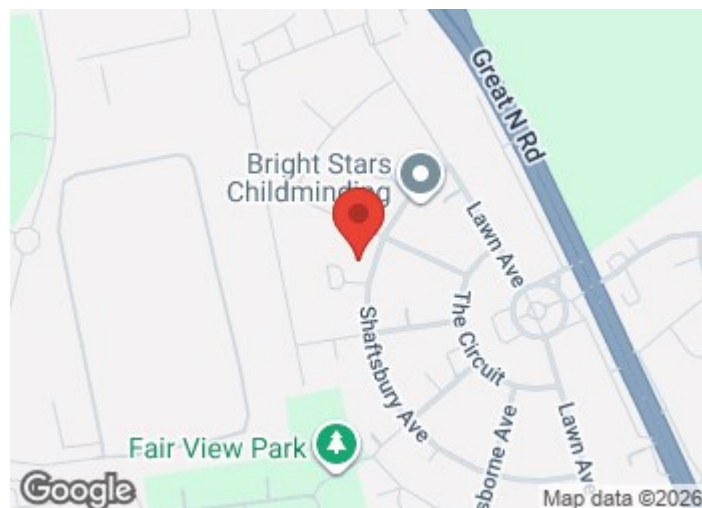
11'10" x 11'7" (3.61 x 3.55)

Bedroom 3

7'10" x 8'9" (2.39 x 2.68)

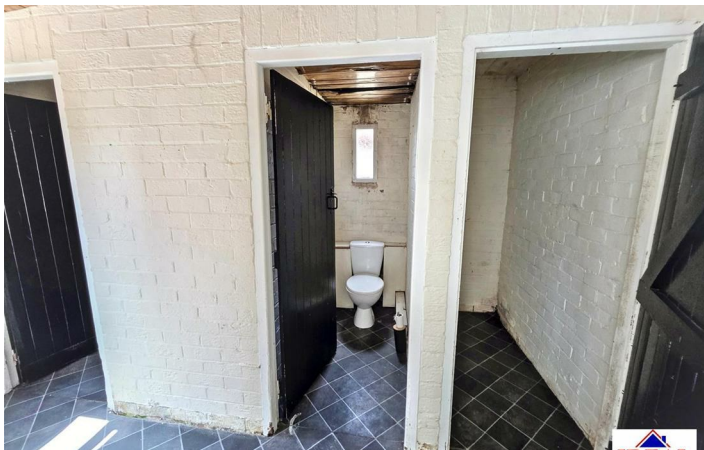
Bathroom

6'3" x 6'11" (1.92 x 2.12)



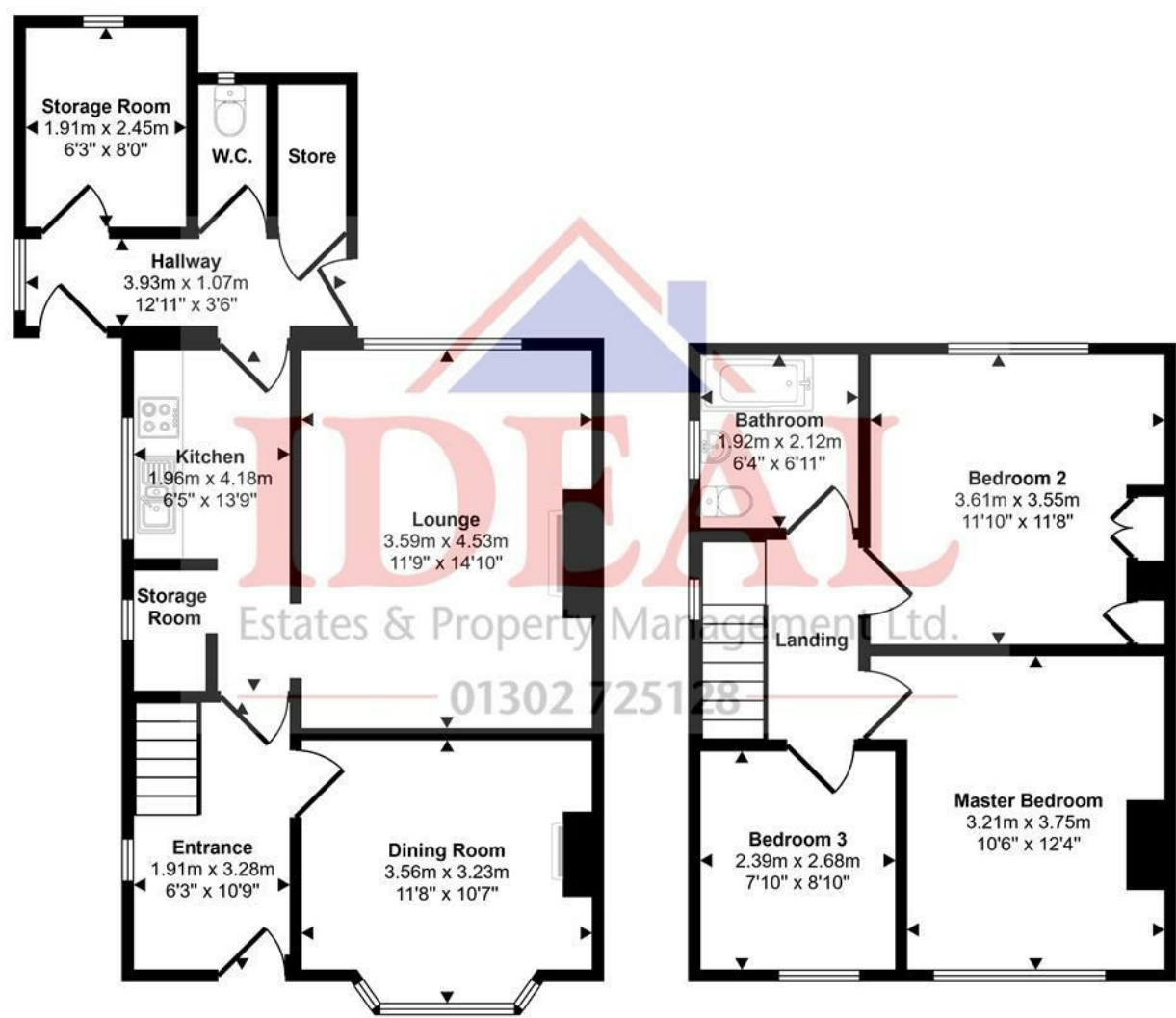
Directions

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

Approx Gross Internal Area
100 sq m / 1073 sq ft



Ground Floor
Approx 57 sq m / 612 sq ft

First Floor
Approx 43 sq m / 462 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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		