



## 16 Fair View Avenue, Woodlands , Doncaster, DN6 7SZ

This beautifully presented three-bedroom semi-detached property offers spacious and versatile living accommodation, ideal for families, first-time buyers, or investors alike.

The ground floor benefits from a welcoming entrance hallway, a spacious lounge area, separate dining room, and a convenient downstairs W/C. The property also features a well-appointed kitchen with access to the rear garden.

Upstairs comprises three well-proportioned bedrooms along with a modern family bathroom.

Externally, the property boasts a rear garden with a garage providing excellent additional storage space, as well as off-road parking.

Further benefits include gas central heating, double glazed windows, and a convenient location close to local amenities, schools, and transport links.

**Offers in the region of £220,000**

# 16 Fair View Avenue, Woodlands , Doncaster, DN6 7SZ



- Beautiful 3-bedroom semi-detached property
- Convenient downstairs W/C
- Three well-proportioned bedrooms
- Double glazed windows | Council Tax Band A | EPC Rating: To Follow
- Spacious lounge area ideal for family living
- Family bathroom
- Off-road parking available
- Separate dining room perfect for entertaining
- Rear garden with garage for additional storage
- Gas central heating throughout

## Hallway

6'4" x 10'7" (1.94 x 3.23)

## Lounge

11'7" x 26'11" (3.54 x 8.21)

## Dining Room

6'1" x 13'3" (1.86 x 4.06)

## Kitchen

8'6" x 11'8" (2.60 x 3.56)

## W/C

3'1" x 3'11" (0.96 x 1.21)

## Landing

3'6" x 8'0" (1.07 x 2.45)

## Master Bedroom

10'4" x 12'9" (3.15 x 3.90)

## Bedroom 2

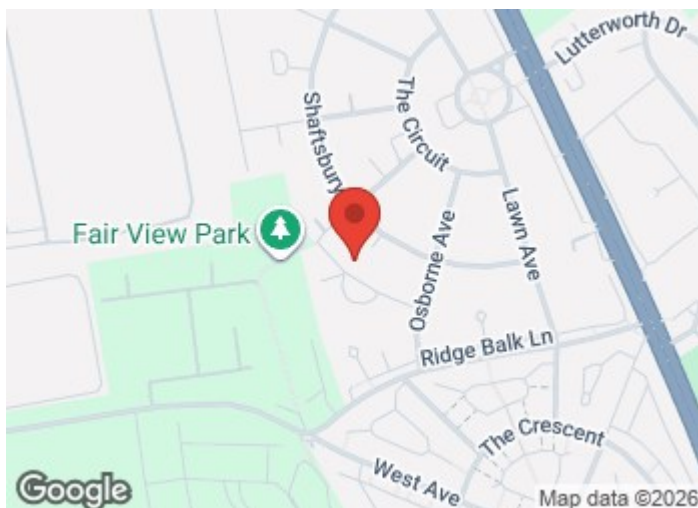
11'7" x 11'3" (3.54 x 3.45)

## Bedroom 3

7'8" x 8'7" (2.35 x 2.64)

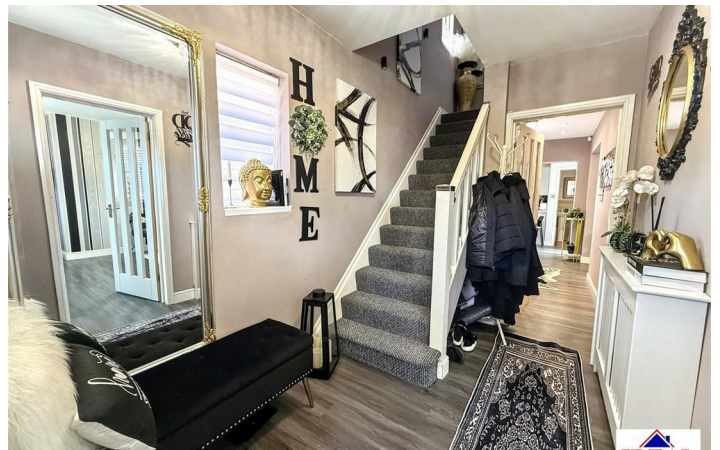
## Bathroom

6'1" x 6'9" (1.87 x 2.07)



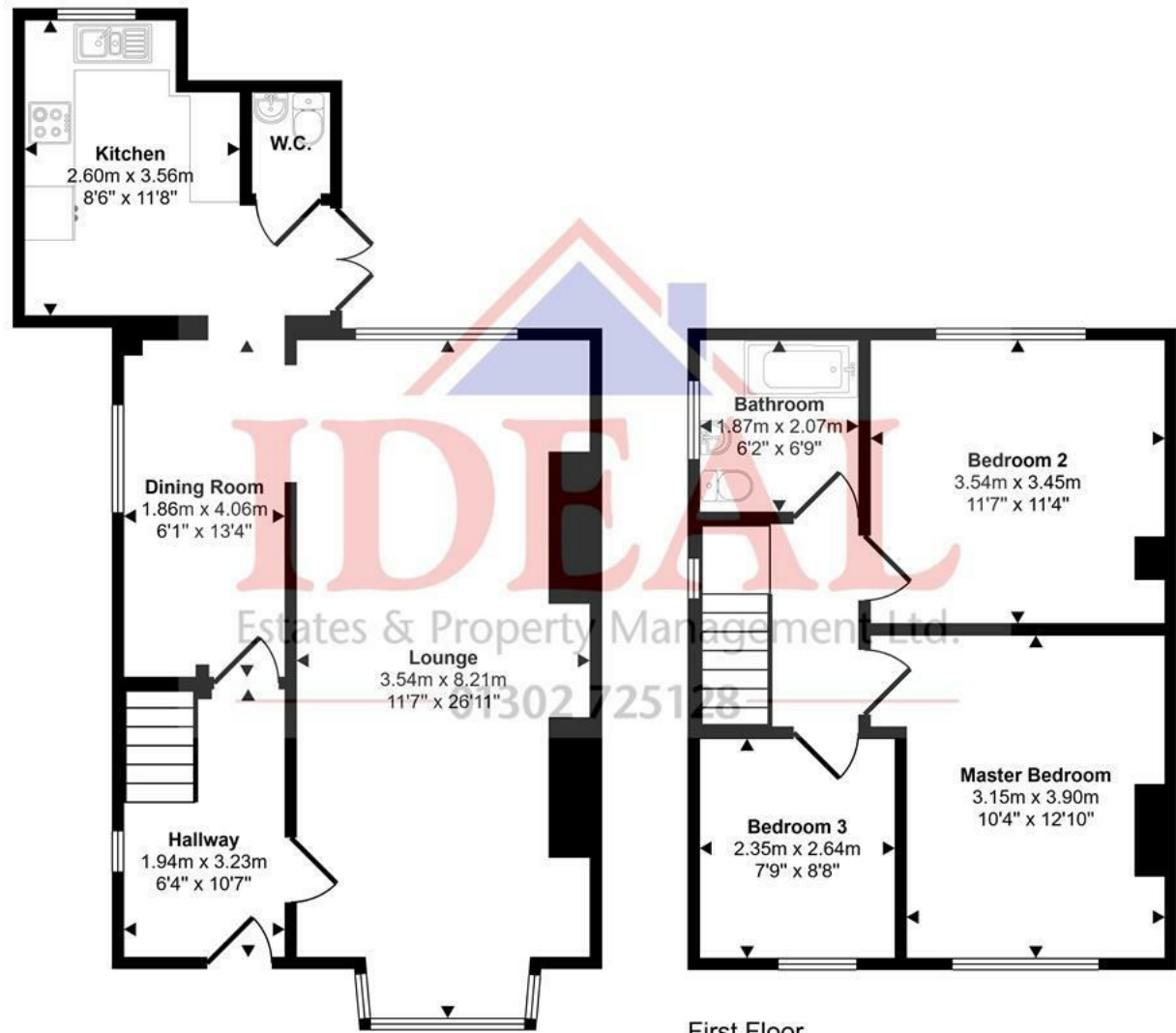
## Directions

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.



# Floor Plan

Approx Gross Internal Area  
98 sq m / 1052 sq ft



First Floor  
Approx 42 sq m / 451 sq ft

Ground Floor  
Approx 56 sq m / 600 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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