



## 53 The Park, Woodlands , Doncaster, DN6 7RL

Guide Price £135,000 - £145,000!! Spacious Three-Bedroom Mid-Terrace with Large Garden and Detached Garage. Viewing is a must!!

Located within a popular and convenient residential area, this charming three-bedroom mid-terrace home offers generous living accommodation, excellent outdoor space, and easy access to local amenities and schools — making it an ideal choice for families, first-time buyers, or investors alike.

Upon entering, you're welcomed into a bright and spacious modern kitchen which features attractive wooden worktops that add warmth and character. Living area, perfect for both relaxing and entertaining. Complemented by ample storage and workspace. A downstairs W/C provides additional convenience for busy family life.

Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom that provides access to the family bathroom. While the bathroom is reached through the master bedroom.

To the rear, the home boasts a large, enclosed garden — perfect for outdoor dining, play, or gardening enthusiasts.

In addition, there is a detached garage offering secure parking or useful storage space, with potential for workshop use.

The property is ideally positioned close to a range of local amenities, shops, schools, and transport links, ensuring everyday convenience and strong community appeal. It's a fantastic location for families looking to settle in a well-connected neighbourhood.

**Guide price £135,000**

# 53 The Park, Woodlands , Doncaster, DN6 7RL



- Three-bedroom mid-terraced family home
- Family bathroom accessed via the master bedroom
- Close to local schools, shops, and amenities
- Double glazed & Gas central heating
- Spacious lounge and well-equipped kitchen with wooden worktops
- Large rear garden
- Council Tax Band: A
- Convenient downstairs W/C
- Detached garage providing parking and storage
- EPC Rating: D

W/C

**Kitchen/Diner**

11'10" x 10'7" (3.61 x 3.24 )

**Lounge**

17'7" x 12'6" (5.37 x 3.83 )

**Master bedroom**

11'10" x 10'8" (3.63 x 3.27 )

**Bedroom 2**

7'3" x 12'9" (2.22 x 3.89 )

**Bedroom 3**

8'5" x 9'0" (2.57 x 2.76 )

**Bathroom**

5'2" x 7'4" (1.60 x 2.25)



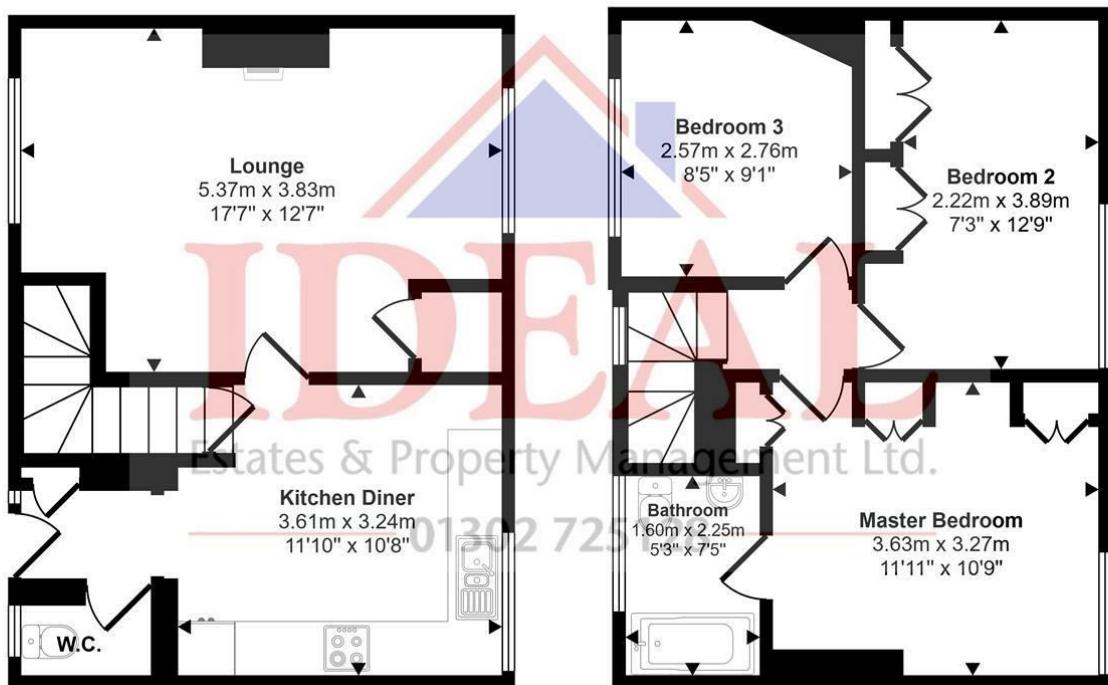
## Directions

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

Approx Gross Internal Area  
79 sq m / 845 sq ft



### Ground Floor

Approx 39 sq m / 417 sq ft

### First Floor

Approx 40 sq m / 428 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		86
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	