



## 27 Cemetery Road, Woodlands , Doncaster, DN6 7RX

This freshly decorated three-bedroom semi-detached property, set in the popular residential area of Woodlands, Doncaster, offers well-proportioned living space, modern finishes, and a generous rear garden — making it an ideal choice for families, first-time buyers, or investors.

The ground floor comprises a welcoming entrance hall with a useful storage cupboard, a bright and airy living space, and a modern kitchen fitted with integrated appliances. A convenient downstairs W/C adds to the practicality of the layout.

Upstairs, the property features three bedrooms, served by a contemporary family bathroom. Move-in-ready feel, while the layout offers flexibility for growing families or those seeking a home office.

Externally, the property benefits from a shared driveway and a particularly large rear garden, perfect for outdoor entertaining.

Situated close to a wide range of local amenities, schools, and excellent transport links into Doncaster town centre and beyond, this home combines convenience with comfortable living. Offered to the market with no onward chain, it is ready for its new owners to move straight in

Offers over £140,000

# 27 Cemetery Road, Woodlands , Doncaster, DN6 7RX



- Three bedrooms
- Modern kitchen with integrated appliances
- Shared driveway parking
- No onward chain
- Family bathroom upstairs & W/C downstairs
- Useful storage cupboard on ground floor
- EPC Rating: C & Council Tax Band A
- Freshly decorated throughout
- Large rear garden
- Popular location in Woodlands, Doncaster

**Lounge**  
16'5" x 12'2" (5.01 x 3.71)

**Hallway**

**Storage Room**

**Kitchen**  
13'1" x 10'3" (3.99 x 3.14 )

**Master bedroom**  
10'6" x 10'1" (3.21 x 3.09 )

**Bedroom 2**  
9'2" x 9'4" (2.80 x 2.86 )

**Bedroom 3**  
6'11" x 9'3" (2.12 x 2.82 )

**Bathroom**  
6'4" x 10'3" (1.95 x 3.14 )

**Downstairs W/C**

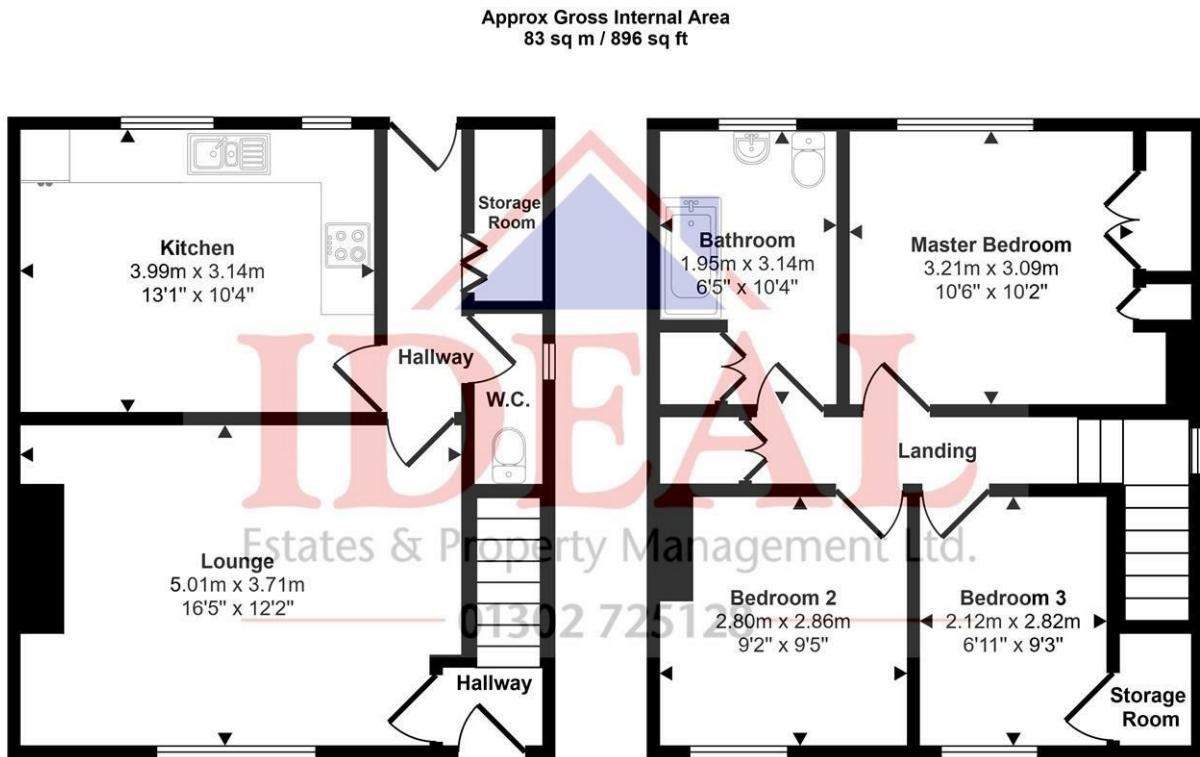


## Directions

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



### Ground Floor

Approx 42 sq m / 449 sq ft

### First Floor

Approx 42 sq m / 447 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			83
(81-91) B			
(70-80) C			
(55-68) D		56	
(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	