



119 Doncaster Lane Woodlands

Woodlands, DN6 7LJ

Offers in the region of £110,000



**** Attention investors and first time buyers ****

Are you looking for something to put your own stamp on ? A first time buyer maybe ? or an investor wanting to expand your port folio ? Then this could be the property for you !!

Priced accordingly to allow for modernisation this 3 bedroomed family home is in need of renovation but has the potential with some TLC to be a forever home.

Situated on a corner plot this property benefits from open aspect views ,a spacious private driveway and a garage. Internally is equally as appealing having 2 reception rooms , a good sized kitchen , a family bathroom and 3 double bedrooms.

The location is with in walking distance of all local amenities, schools, pubs restaurants cafes and countryside walks as well as being in close proximity major motorway networks, Adwick train station and regular public transport.



front Entrance Hallway 11'3" x 2'11" (3.45 x 0.89)

Leading through to the stairs, under stairs storage cupboard, lounge and dining room with a gas fired radiator.

Lounge 14'2" x 10'2" (4.32 x 3.10)

A bay fronted room with radiator, coved ceiling, power points, feature glass inset wall and TV aerial.

Dining Room 13'25"5" x 11'1" (404 x 3.40)

A rear facing room with radiator, power points and access to the kitchen

Kitchen 15'7" x 7'2" (4.75 x 2.195)

A good sized kitchen with a range of wall and base units, spacious work surfaces and a breakfast bar. Supplied with a stainless steel single drainer sink unit with mixer tap, plumbing for an automatic washing machine and power points. With a side facing window, radiator, strip lighting and access to rear hall / storage

Landing and stairs

Having access to all rooms, with storage / airing cupboard and loft space. Having a picture open aspect front facing view of fields

Bedroom One 11'6" x 9'10" (3.53 x 3.016)

A front facing bedroom with radiator and power point

Bedroom Two 10'8" x 10'0" (3.27 x 3.05)

A double room with rear facing window, radiator and power point.

Bedroom Three 10'9" x 9'0" (3.29 x 2.75)

Overlooking the rear view with radiator and power point.

Bathroom 7'6" x 6'3" (2.29 x 1.93)

A complete white coloured bathroom suite consisting of a low flush W/C, wash hand basin and panelled bath. The walls are part tiled surround walls with a heated towel rail and side facing window.

Gardens and Garage

A good corner plot with ample front garden mostly laid to lawn with a fence surround to own driveway which leads to the detached garage. The rear garden is a small enclosed area.

Additional information

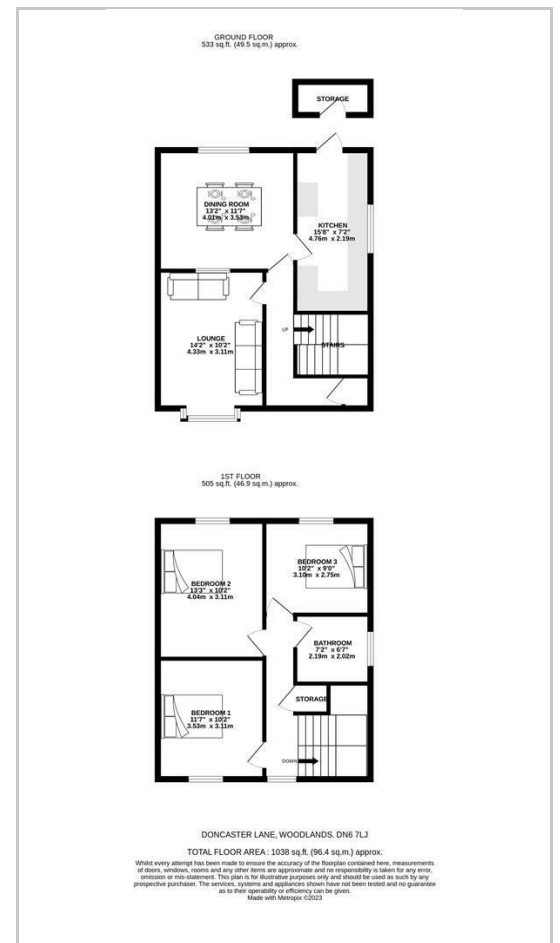
Standard construction. Back boiler gas central heating. Council tax band A. No chain

[Link to property advert](#)

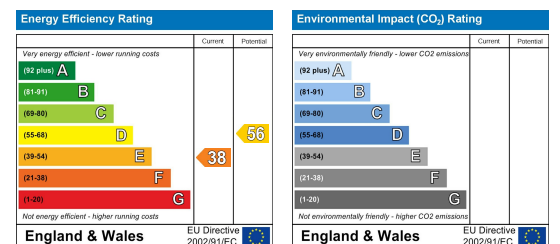
Area Map



Floor Plans



Energy Efficiency Graph



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