



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

Guide price £130,000 - £140,000!! This delightful mid-terrace house presents an excellent opportunity for both families and investors alike. The property boasts 3 spacious bedrooms.

The ground floor features a welcoming reception room, perfect for entertaining or relaxing with loved ones. Additionally, the convenience of a downstairs W/C adds practicality to daily living. The heart of the home is complemented by a spacious kitchen that leads out to a great-sized back garden, providing a wonderful outdoor space.

This property retains a sense of character while offering the potential for modernisation to suit your personal taste. The absence of an onward chain ensures a smooth and efficient purchasing process, making it an attractive proposition for those looking to move quickly.

Whether you are searching for a family home or a promising investment opportunity, this property in The Park, Woodlands, is not to be missed. With its ideal location and ample living space, it is poised to become a cherished residence for its new owners.

Please be aware, this property has a tenant in situ.

**Guide price £130,000**

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- GREAT INVESTMENT OPPORTUNITY
- GREAT SIZED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES & SCHOOLS
- 3 BED MID TERRACED
- GOOD SIZED LOUNGE
- EPC D
- DOWNSTAIRS W/C
- GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE
- COUNCIL TAX BAND A

PORCH AREA

LOUNGE/DINER

KITCHEN

DOWNSTAIRS W/C

REAR PORCH AREA

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

360 TOUR:

<https://www.madesnappy.co.uk/tour/1g6dbg>



Directions



# Floor Plan

Approx Gross Internal Area  
80 sq m / 866 sq ft



Ground Floor  
Approx 41 sq m / 444 sq ft

First Floor  
Approx 39 sq m / 423 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.

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