



## 16 Elmwood Avenue, Woodlands , DN6 7TP

This beautifully maintained three-bedroom semi-detached property offers spacious and modern family living in one of the area's most popular and convenient residential locations. With generous rooms, off-road parking, and a large rear garden, this home perfectly combines comfort, practicality, and style.

The ground floor features a modern fitted kitchen with ample storage and workspace, alongside a convenient downstairs W/C. There are two welcoming reception rooms, providing flexibility for family living, entertaining, or working from home.

Upstairs, the property boasts three well-proportioned bedrooms and a contemporary family bathroom, complete with both a bath and a shower for added convenience.

Externally, the property benefits from a spacious front garden with off-road parking, and a generous rear garden—ideal for families, pets, or summer gatherings. There's also useful outdoor storage space to the rear.

Further features include double glazed windows and gas central heating, ensuring year-round comfort and energy efficiency.

Situated in a great location close to local amenities, schools, and transport links, this property is perfect for growing families and first-time buyers alike.

Viewing is highly recommended to fully appreciate everything this lovely home has to offer.

**Offers in the region of £165,000**

# 16 Elmwood Avenue, Woodlands , DN6 7TP



- Beautifully presented 3-bedroom semi-detached home
- No onward chain
- Spacious front garden with off-road parking for multiple vehicles
- Great location, close to local schools, shops, and transport links — viewing is a must!
- Kitchen with convenient downstairs W/C
- Modern family bathroom featuring both a bath and shower
- Useful outdoor storage space to the rear of the property
- Two spacious reception rooms
- Council tax band: A & EPC rating to follow
- Gas central heating and double glazed windows

## Hallway/Entrance

13'11" x 5'10" (4.25 x 1.80 )

## Lounge

13'11" x 13'0" (4.25 x 3.98 )

## Dining Room

9'11" x 11'0" (3.03 x 3.36 )

## Kitchen

9'10" x 7'10" (3.02 x 2.40)

## Hallway

8'9" x 3'7" (2.67 x 1.11)

## Downstairs W/C

## Master Bedroom

14'1" x 10'1" (4.31 x 3.09 )

## Bedroom 2

10'1" x 12'9" (3.09 x 3.90 )

## Bedroom 3

8'2" x 9'0" (2.50 x 2.75 )

## Bathroom

5'4" x 6'5" (1.64 x 1.97 )

## Landing

10'0" x 6'5" (3.07 x 1.98)



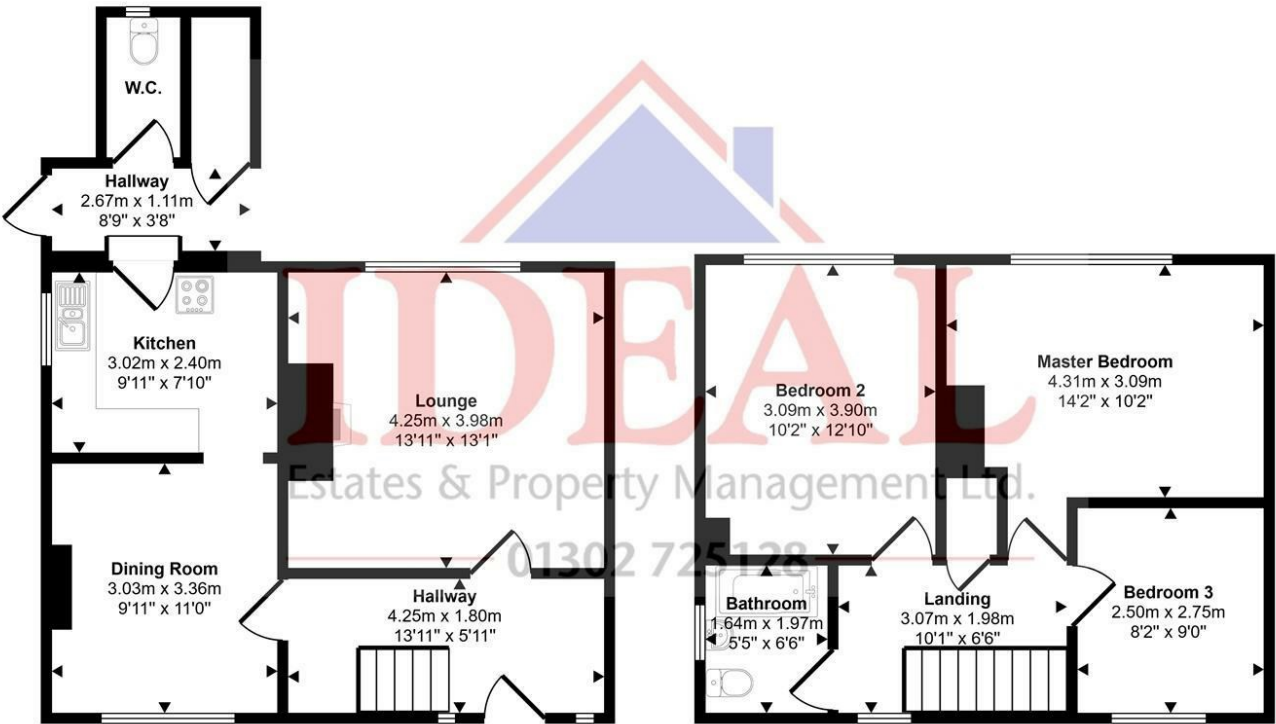
## Directions

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. 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  
97 sq m / 1041 sq ft



Ground Floor  
Approx 51 sq m / 554 sq ft

First Floor  
Approx 45 sq m / 487 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			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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	