



## 13 Central Avenue, Woodlands , Doncaster, DN6 7RU

£100,000 - £110,000 (Guide Price)!! Offered to the market with no onward chain, this spacious three double-bedroom mid-terrace home presents an excellent opportunity for first-time buyers, families, or investors looking for a property with great potential. Ideally positioned close to a range of local amenities and boasting superb access to the A1 and M18, the location is perfect for commuters.

The ground floor features an open-plan living/dining room. The kitchen, located just off the lounge, offers scope for modernisation and the chance to design a layout to suit your needs. A useful storage/utility room provides additional practicality.

Upstairs, the property benefits from three well-proportioned double bedrooms and a family bathroom.

Externally, the home enjoys a large garden, ideal for families, gardening enthusiasts, or those looking for outdoor entertaining space. To the front, there is off-road parking via a driveway.

Further benefits include freehold tenure and Council Tax Band A, with the EPC rating to follow.

This is a fantastic opportunity to put your own stamp on a property and create a wonderful family home in a convenient and well-connected location.

**Guide price £100,000**

# 13 Central Avenue, Woodlands , Doncaster, DN6 7RU



- Three spacious double bedrooms
- Open-plan living and dining area
- Family bathroom on the first floor
- No onward chain and close to local amenities with great A1/M18 links
- Mid-terraced property with excellent potential
- Kitchen located just off the lounge
- Off-road parking via driveway
- Large rear garden ideal for families and outdoor living
- Useful storage/utility room
- Freehold with Council Tax Band A & EPC rating: D

## Kitchen

8'9" x 7'4" (2.68 x 2.24 )

## Bathroom

7'6" x 8'9" (2.31 x 2.67 )

## Lounge

11'8" x 14'5" (3.56 x 4.40 )

## Landing

6'1" x 6'1" (1.87 x 1.87)

## Dining room

11'0" x 12'0" (3.36 x 3.68)

## Storage room/Utility

7'7" x 5'9" (2.32 x 1.77 )

## Master bedroom

12'2" x 9'5" (3.71 x 2.89 )

## Bedroom 2

11'1" x 9'6" (3.39 x 2.91)

## Bedroom 3

8'7" x 12'6" (2.64 x 3.83)

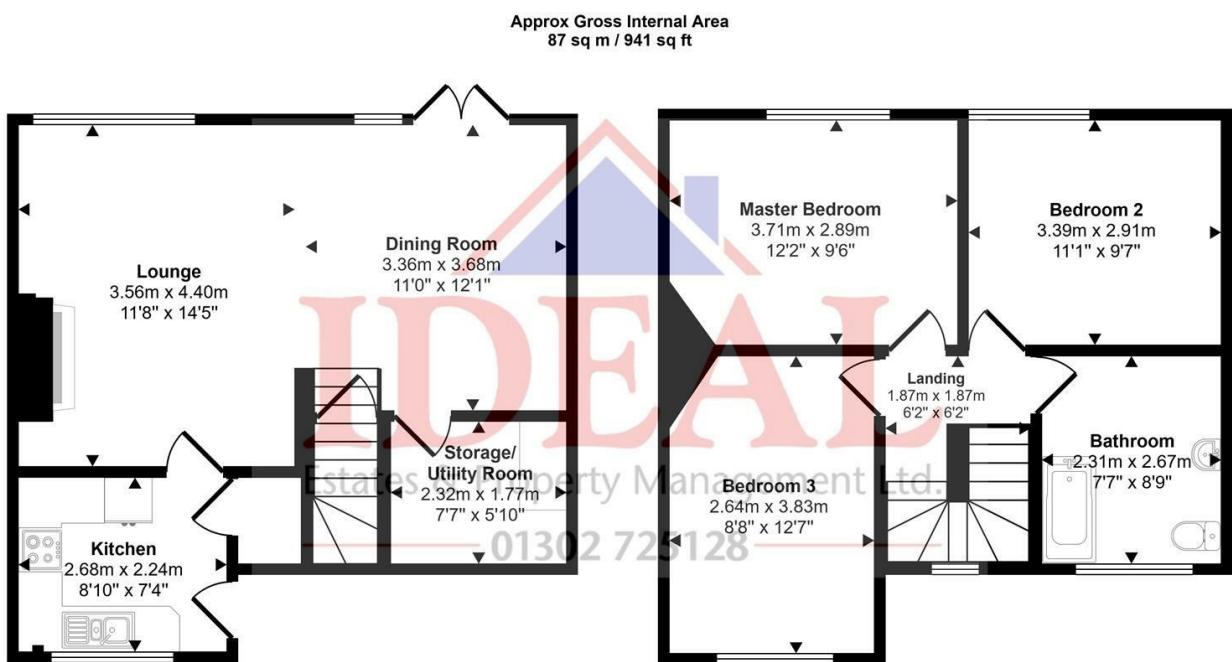


## Directions

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



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			88
(81-91) B			
(70-80) C			
(55-68) D		65	
(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	