

55 The Crescent

Woodlands, Doncaster, DN6 7PE

This semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and a modern bathroom, this property offers ample space for a growing family.

As you step inside, you'll be greeted by a sense of warmth and comfort, with a well-presented lounge perfect for relaxing evenings. The modern open-plan kitchen diner is ideal for hosting family gatherings or intimate dinners. The highlight of this home is the walk-in wardrobes that can easily double up as an office space, catering to your every need. Outside, a rear block-paved courtyard leads to a convenient utility room and a detached garage/workshop, providing plenty of storage space or room for DIY projects. With parking available for one vehicle, convenience is at your doorstep.

This family home has been thoughtfully updated with a new combi boiler and double-glazed windows, ensuring both comfort and energy efficiency. The property is offered chain-free, making it a hassle-free option for those looking to make a move. In conclusion, this property is a rare find in a sought-after location, offering a blend of modern amenities and traditional charm. A viewing is highly recommended to fully appreciate the potential this home has to offer.

Offers over £128,000

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- WELL PRESENTED FAMILY HOME
- INSPECTION HIGHLY RECOMMENDED
- OPEN PLAN MODERN KITCHEN / DINER
- LOUNGE WITH FEATURE FIRE PLACE
- UTILITY ROOM
- 3 GOOD SIZED BEDROOMS
- WELL MAINTAINED GARDEN
- EPC 60D
- COUNCIL TAX BAND A
- CLOSE TO ALL LOCAL AMENITIES

Kitchen

11'4" x 7'11" (3.455 x 2.429)

Bedroom Three

7'11" x 7'2" (2.421 x 2.192)

Dining Room

11'4" x 11'7" (3.455 x 3.549)

Dressing Room

6'6" x 6'6" (2.004 x 1.983)

Lounge

14'3" x 11'5" (4.356 x 3.496)

Bathroom

4'4" x 8'5" (1.333 x 2.570)

Utility Room

11'5" x 4'3" (3.489 x 1.318)

Gardens

Landing

Garage

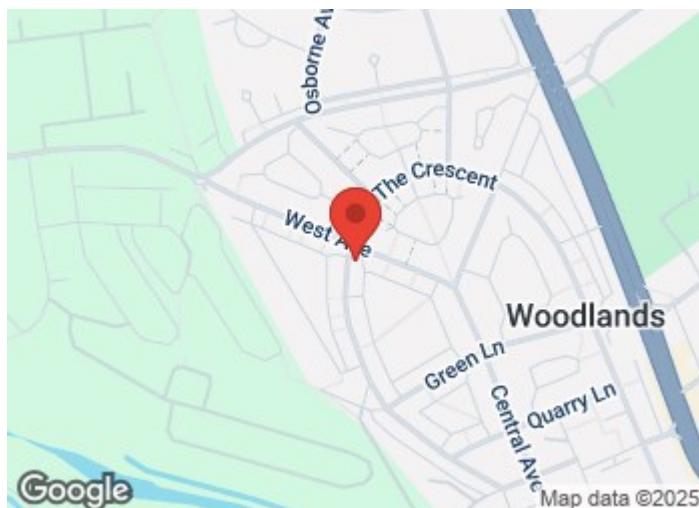
Bedroom One

10'11" x 11'6" (3.334 x 3.518)

LINK TO PROPERTY DETAILS

Bedroom Two

11'3" x 10'11" (3.448 x 3.334)



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		84
(81-91)	B		
(70-80)	C		
(55-68)	D		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	