



## 21 First Avenue, Woodlands , Doncaster, DN6 7QJ

£160,000 - £170,000 Guide Price!!! A well-presented three-bedroom semi-detached family home set on a good-sized plot and conveniently located close to all local amenities, with excellent motorway links to the A1 and M18.

The property offers a homely and welcoming lounge, alongside a spacious kitchen/diner ideal for family living and entertaining. Upstairs features three well-proportioned bedrooms and a modern bathroom fitted with a walk-in shower.

Externally, the home truly shines with a large rear garden, a garage located within the rear garden, and an impressive garden room, perfect for social gatherings and offering potential use as a home gym or hobby space. To the front, there is off-road parking for approximately three vehicles.

Additional benefits include gas central heating and double-glazed windows throughout. This lovely family home must be viewed to be fully appreciated.

Council Tax Band: A  
EPC: To follow

**Guide price £160,000**

# 21 First Avenue, Woodlands , Doncaster, DN6 7QJ



- Three-bedroom semi-detached family home
- Modern bathroom with walk-in shower
- Gas central heating and double-glazed windows
- Epc rating: D
- Spacious kitchen/diner ideal for family living
- Set on a good-sized plot
- Close to local amenities with great links to the A1 & M18
- Homely and well-proportioned lounge
- Off-road parking
- Council tax band: A

## Entrance

3'6" x 8'5" (1.08 x 2.59 )

## Garden Room

22'2" x 10'9" (6.76 x 3.29 )

## Lounge

11'4" x 16'3" (3.46 x 4.96 )

## Kitchen/Diner

10'5" x 16'2" (3.18 x 4.94 )

## Master bedroom

11'6" x 8'0" (3.53 x 2.44 )

## Bedroom 2

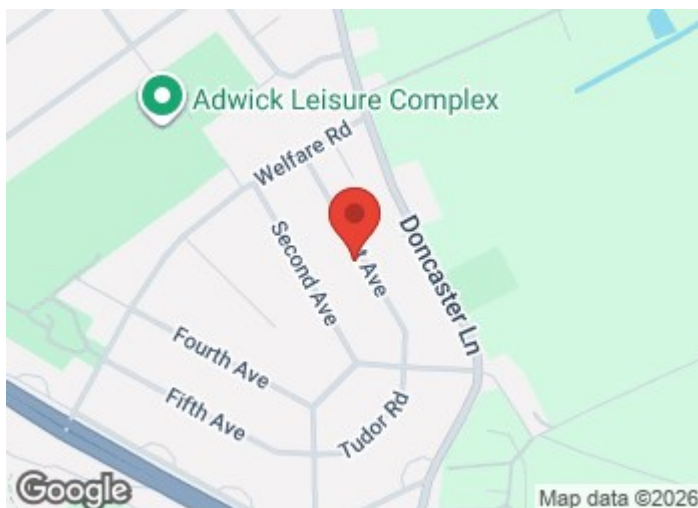
11'4" x 8'1" (3.46 x 2.47 )

## Bedroom 3

8'2" x 7'4" (2.51 x 2.24 )

## Bathroom

9'5" x 7'9" (2.89 x 2.38 )

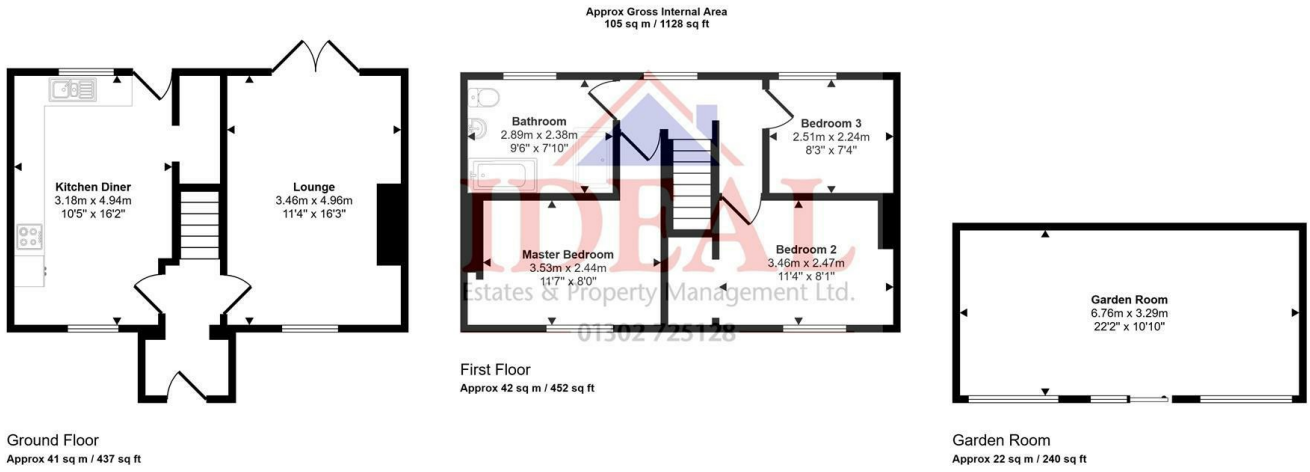


## Directions

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



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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