



## 14 Marson Avenue, Woodlands , Doncaster, DN6 7NY

£125,000 - £130,000 Guide Price. Offered to the market with no onward chain, this well presented three-bedroom end-terrace property has been tastefully modernised throughout and is an ideal purchase for first-time buyers, growing families, or buy-to-let investors.

The accommodation briefly comprises a welcoming entrance hall leading to a bright bay-fronted living room, a separate dining room with French doors opening onto the rear garden, and a stylish modern fitted kitchen featuring contemporary units.

To the first floor are three well-proportioned bedrooms and a recently refurbished modern family bathroom which lead of the stairs, finished with quality tiling and a contemporary white suite.

Externally, the property enjoys front and rear gardens, providing excellent outdoor space for relaxing or entertaining. To the rear is the added benefit of off-road parking, offering convenient and secure parking.

Situated in a popular residential location close to local amenities, schools and transport links, this attractive home is ready to move straight into and presents an excellent opportunity for a range of buyers.

Early viewing is highly recommended to fully appreciate the accommodation and excellent value this property has to offer.

**Guide price £125,000**

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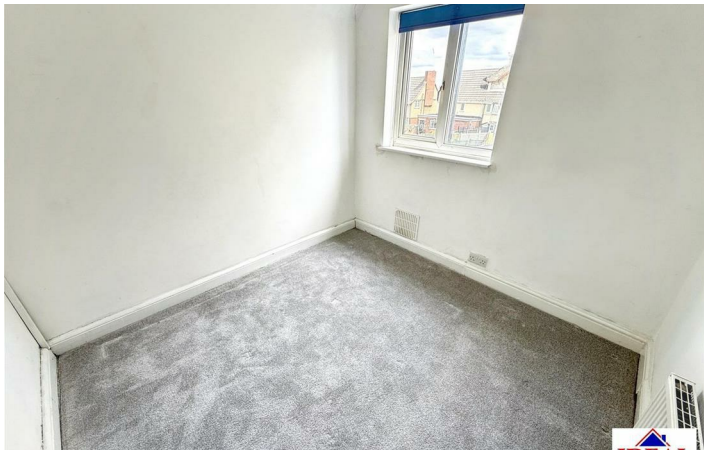


- Three-bedroom end-terrace property
- Stylish contemporary bathroom
- Off-road parking
- Close to all local amenities & schools
- No onward chain
- Two reception rooms
- Ideal for first-time buyers and investors
- Modern fitted kitchen
- Front and rear gardens
- EPC Rating: D & Council Tax Band: A



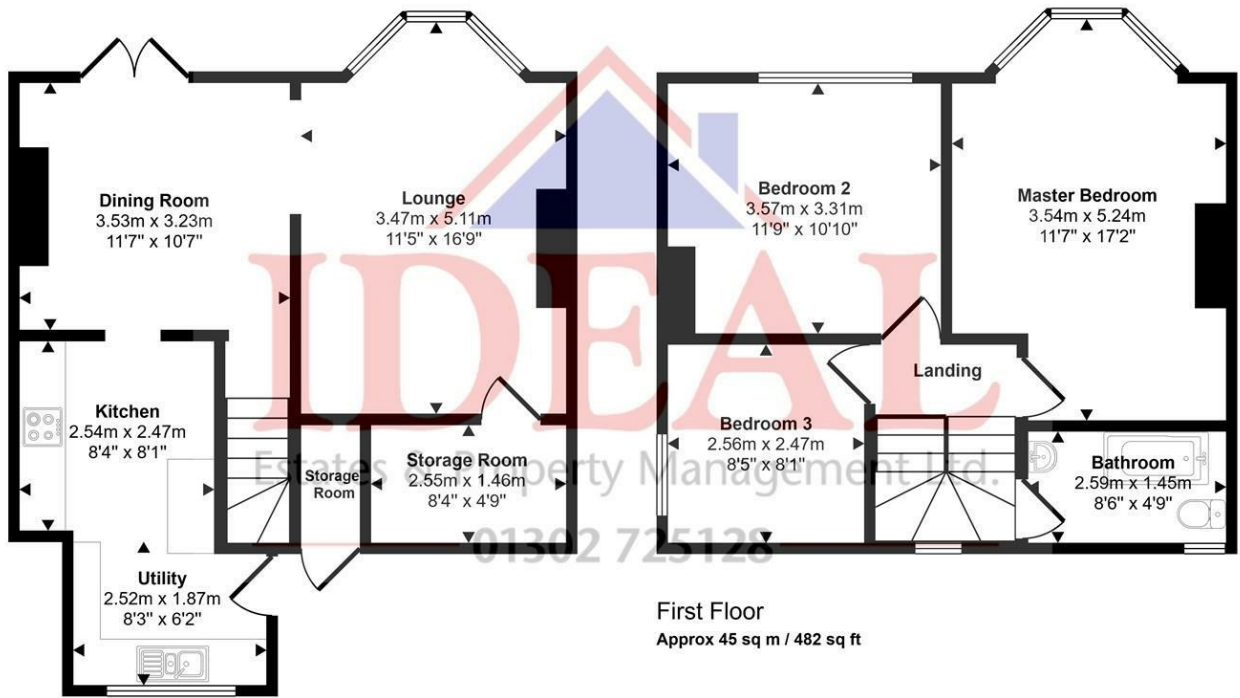
## Directions

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  
94 sq m / 1008 sq ft



**Ground Floor**  
Approx 49 sq m / 525 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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