



96 The Park

Woodlands, Doncaster, DN6 7RQ

£105,000



Ideal Estates are delighted to offer for sale this mid terraced property located on sought after location of The Park , Woodlands. Briefly comprising of an open plan lounge / dining room, fitted kitchen, three good size bedroom, family bathroom, enclosed gardens and off road parking. The location is with in walking distance of all local amenities, schools, pubs restaurants cafes and countryside walks as well as being in close proximity major motorway networks, Adwick train station and regular public transport. Being supplied with gas central heating, recently replaced windows and doors as well as being offered with no chain.



ENTRANCE

Through sliding patio doors leading into the open plan lounge / dining room.

KITCHEN 8'5" x 7'6" (2.571 x 2.297)

Has cream with wood trim wall, base units and drawers, wood effect work surfaces inset with a stainless steel drainer sink unit with mixer tap, tiled splash backs, cooker point, wall mounted boiler, under stairs storage, central heated radiator and power points. Access to the lounge and rear extension.

LEAN TOO EXTENSION 13'11" x 3'4" (4.255 x 1.037)

Has uPVC entrance door and windows, access to the down stairs w/c having a low flush w/c, hand wash basin and plumbing for a washing machine.

LOUNGE / DINING ROOM 22'9" x 12'8" (6.957 x 3.873)

An open plan lounge / dining room having a feature wrought iron open fire place, solid wood flooring, coving to the ceiling, power points and two sliding patio doors looking out onto the open front aspect. Access to the kitchen and stairs leading to the first floor elevation.

LANDING

Has a rear facing window and has access to all rooms.

BEDROOM ONE 11'6" x 9'10" (3.527 x 3.010)

A front facing master bedroom with central heated radiator and power points.

BEDROOM TWO 12'9" x 9'3" (3.904 x 2.821)

A front facing double bedroom with central heated radiator and power points.

BEDROOM THREE 10'6" x 9'8" (3.225 x 2.949)

A rear facing bedroom with central heated radiator and power points.

BATHROOM 8'9" x 7'4" (2.687 x 2.245)

Offering a white three piece suite comprising of a low flush w/c, hand wash basin and bath with shower attachment, tiled flooring and part tiled walls, central heated radiator and rear facing frosted window.

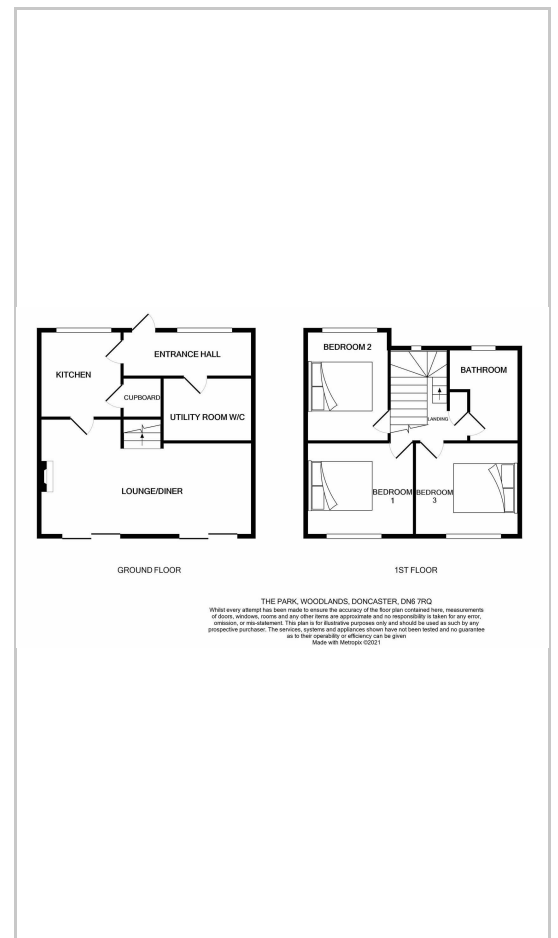
GARDENS

The garden to the front of the property is enclosed with gated access and enjoys open views of The Park, is laid to lawn with planted borders. The garden to the rear of the property is also enclosed with gated access, has driveway for off road parking leading to the lawned area.

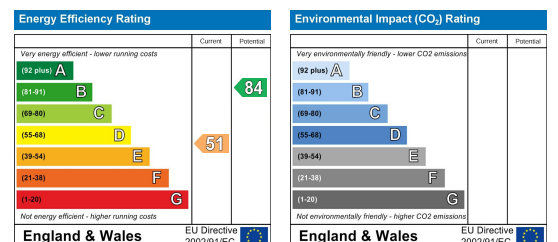
Area Map



Floor Plans



Energy Efficiency Graph



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