



93 Shaftsbury Avenue, Woodlands , Doncaster, DN6 7TH

Offered to the market with no onward chain, this spacious three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, investors, or those looking for a renovation project. Requiring modernisation throughout, the property offers fantastic potential to create a stylish family home tailored to individual tastes.

The accommodation briefly comprises an entrance hallway, a generous front lounge with bay window, a separate dining room, and a fitted galley kitchen leading through to an area with two storage rooms and a ground floor WC. Upstairs, there are three well-proportioned bedrooms and a family shower room.

Externally, the property benefits from a front garden and an enclosed rear garden, providing ample outdoor space for families or entertaining.

Conveniently located close to local amenities, schools, transport links and commuter routes, this property represents a superb opportunity to add value in a popular residential location.

Early viewing is highly recommended

Offers in the region of £135,000

93 Shaftsbury Avenue, Woodlands , Doncaster, DN6 7TH



- Three-bedroom semi-detached property
- Spacious lounge and separate dining room
- First-floor shower room
- Council Tax Band: A | EPC Rating: To Follow
- Fantastic renovation opportunity
- Fitted kitchen
- Ideal for investors or first-time buyers
- No onward chain
- Ground floor WC and storage rooms
- Convenient residential location

Hallway

6'4" x 10'4" (1.94 x 3.17)

Lounge

11'10" x 10'11" (3.62 x 3.35)

Dining Room

11'9" x 14'7" (3.60 x 4.46)

Kitchen

6'3" x 13'8" (1.91 x 4.19)

Hallway

12'0" x 3'4" (3.66 x 1.02)

Storage Room

6'2" x 6'9" (1.89 x 2.07)

Storage Room

2'9" x 5'4" (0.85 x 1.64)

W/C

2'6" x 5'3" (0.78 x 1.62)

Master Bedroom

10'10" x 12'11" (3.31 x 3.94)

Bedroom 2

11'10" x 11'2" (3.62 x 3.41)

Bedroom 3

7'3" x 8'8" (2.23 x 2.65)

Shower Room

6'2" x 6'9" (1.90 x 2.07)

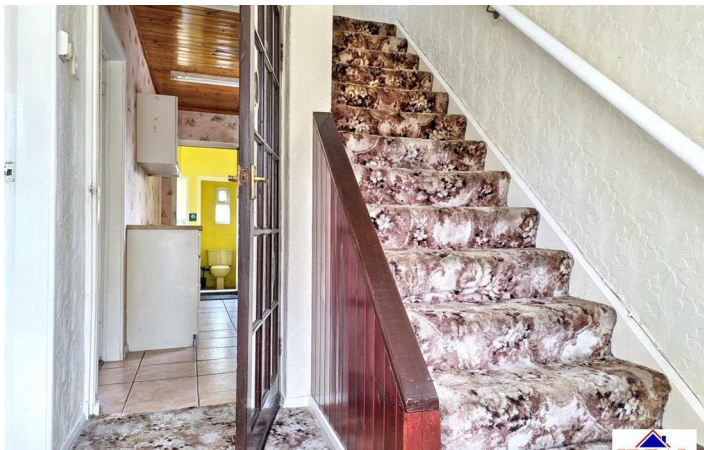
Landing

3'6" x 8'0" (1.07 x 2.46)

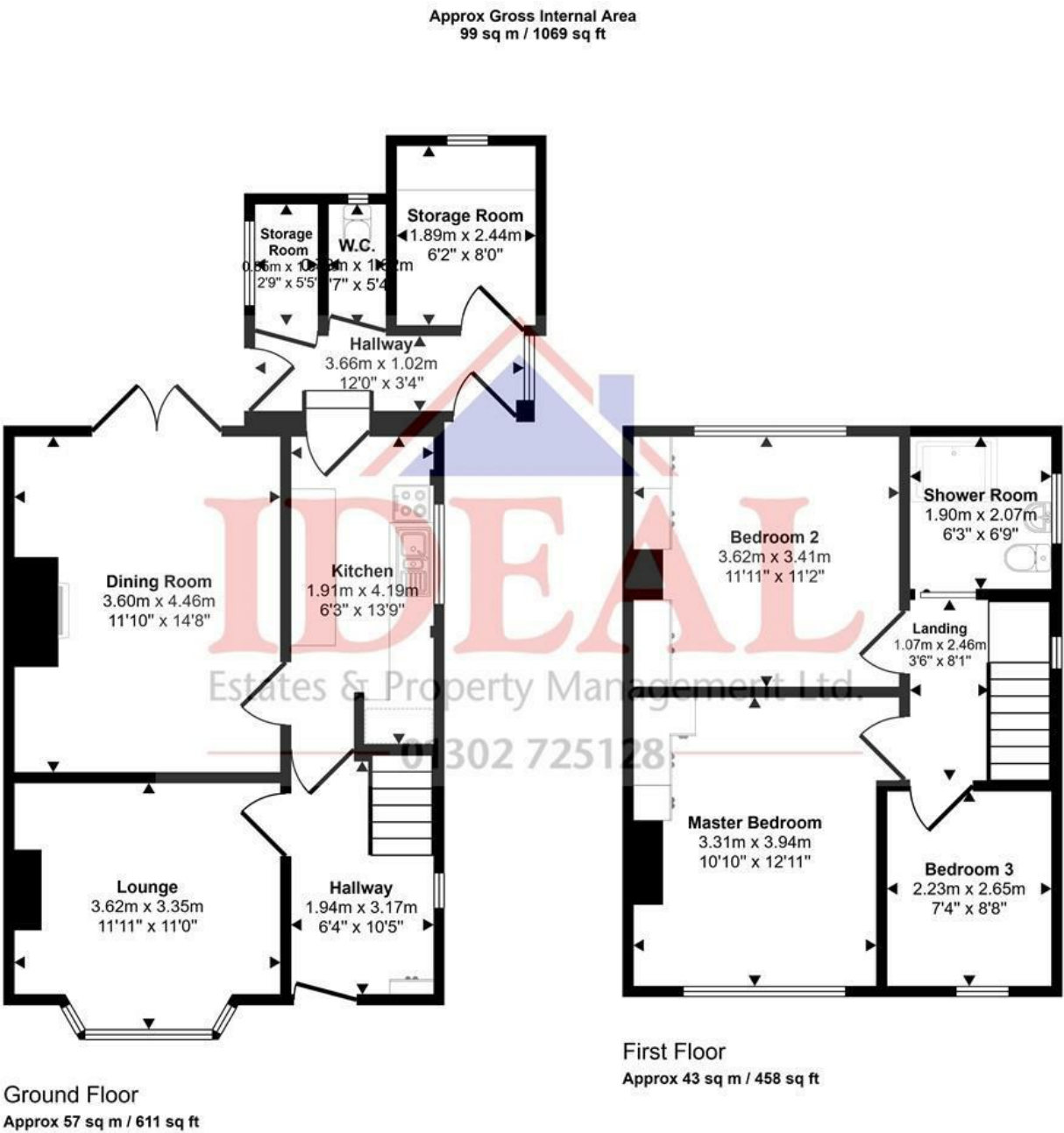


Directions

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



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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	