IDEAL
Estates & Property Management Ltd.
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57 Ridge Balk Lane, Woodlands

, Doncaster, DN6 7NR

Three-bedroom mid-terraced property offering spacious and versatile accommodation, with the added benefit of off-road parking and no onward chain.

The property features a generous lounge/dining room with plenty of natural light, a fitted kitchen with a range of wall and base units, and a convenient downstairs WC. To the first floor are three good-sized bedrooms and a family bathroom fitted with a bath, shower, WC and wash basin.

Externally, the property benefits from a substantial paved driveway providing off-road parking, together with an enclosed rear garden offering a paved seating area and lawn.

Situated close to a range of local amenities, the property would make an excellent choice for families, first-time buyers or investors.

Offers over £110,000

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- Mid-terraced property
- Downstairs WC
- Off-road parking
- Close to local amenities, with Council Tax Band A and EPC Rating D
- Spacious lounge/dining room
- Three good-sized bedrooms
- Enclosed rear garden with paved seating area
- Fitted kitchen with ample storage
- Family bathroom
- No onward chain

Hallway

3'2" x 5'2" (0.97 x 1.58)

Storage Room

6'3" x 2'6" (1.91 x 0.77)

W/C

3'0" x 4'8" (0.93 x 1.44)

Kitchen

10'5" x 11'9" (3.18 x 3.59)

Lounge/Diner

12'7" x 17'7" (3.84 x 5.36)

Landing

2'9" x 6'0" (0.84 x 1.85)

Master Bedroom

12'9" x 8'5" (3.89 x 2.59)

Bedroom 2

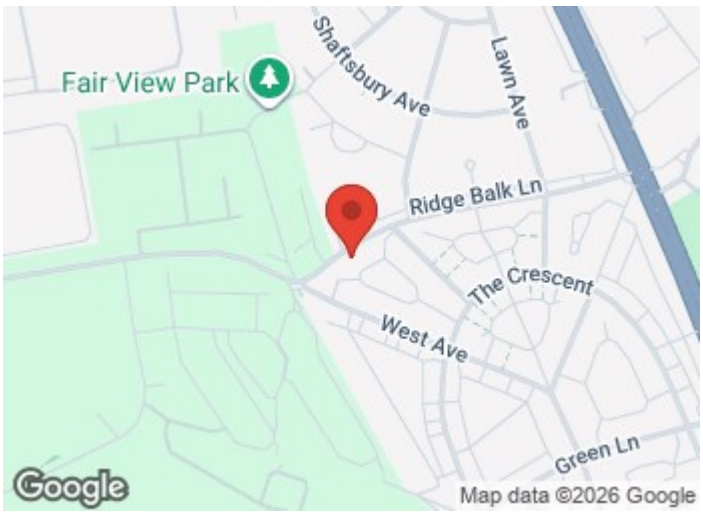
10'8" x 8'1" (3.26 x 2.47)

Bedroom 3

9'4" x 8'9" (2.87 x 2.67)

Bathroom

7'6" x 5'4" (2.29 x 1.65)



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.











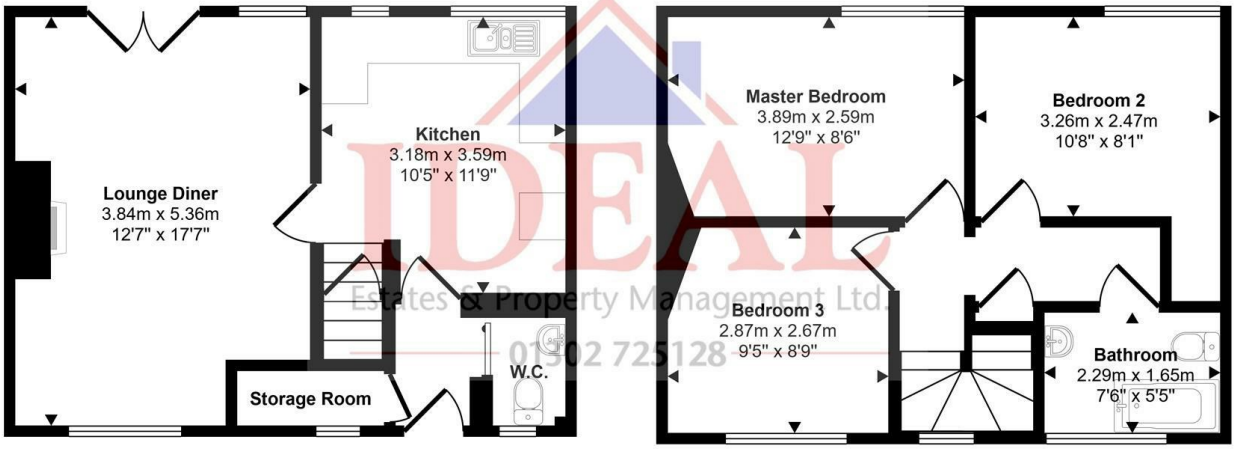






Floor Plan

Approx Gross Internal Area
77 sq m / 833 sq ft

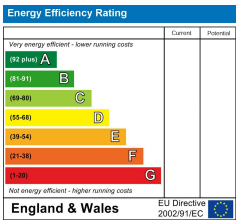


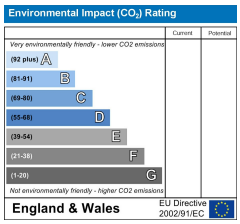
Ground Floor
Approx 39 sq m / 415 sq ft

First Floor
Approx 39 sq m / 418 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.

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.





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