



51 Cemetery Road, Woodlands , Doncaster, DN6 7RY

A fantastic opportunity to acquire this spacious and well-maintained three-bedroom semi-detached family home, ideally positioned within easy reach of local amenities, reputable schools, shops, and excellent transport connections.

Offering generous living accommodation throughout, the property briefly comprises an entrance hallway leading into a bright and spacious lounge, providing the perfect space for relaxing and entertaining. The fitted kitchen offers ample storage and workspace, while the convenient downstairs W/C adds further practicality for modern family living.

To the first floor are three well-proportioned bedrooms along with a family bathroom fitted with a contemporary suite. The property also benefits from gas central heating and double glazed windows throughout, ensuring comfort and energy efficiency all year round.

Externally, the property enjoys excellent kerb appeal with off-road parking and a shared driveway to the front. To the rear is a substantial enclosed garden featuring a relaxing seating area, ideal for outdoor dining, entertaining guests, or enjoying family time during the warmer months.

This attractive home would make an ideal purchase for first-time buyers, growing families, or investors seeking a property in a convenient and popular residential location.

Council Tax Band: A
EPC Rating: To Follow

Early viewing is strongly advised to fully appreciate the space, location, and potential this wonderful home has to offer.

Offers in the region of £150,000

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- Three-bedroom semi-detached family home
- Modern family bathroom
- Off-road parking with shared driveway
- Council tax band: A & EPC rating: TO FOLLOW
- Spacious and bright lounge area
- Gas central heating throughout
- Large enclosed rear garden with relaxing seating area
- Convenient downstairs W/C
- Double glazed windows
- Close to local amenities, schools, and transport links

Hallway

3'8" x 3'1" (1.14 x 0.95)

Lounge

16'7" x 12'6" (5.07 x 3.83)

Kitchen

13'5" x 10'4" (4.09 x 3.15)

Hallway

2'10" x 10'9" (0.88 x 3.30)

Storage Room

2'5" x 6'4" (0.75 x 1.94)

Porch

5'3" x 3'8" (1.62 x 1.14)

Master Bedroom

12'7" x 10'2" (3.85 x 3.10)

Bedroom 2

9'1" x 9'4" (2.77 x 2.85)

Bedroom 3

7'0" x 9'4" (2.15 x 2.86)

Bathroom

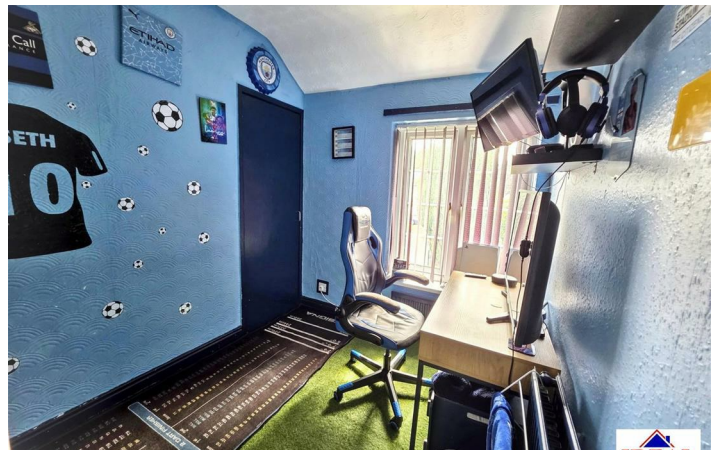
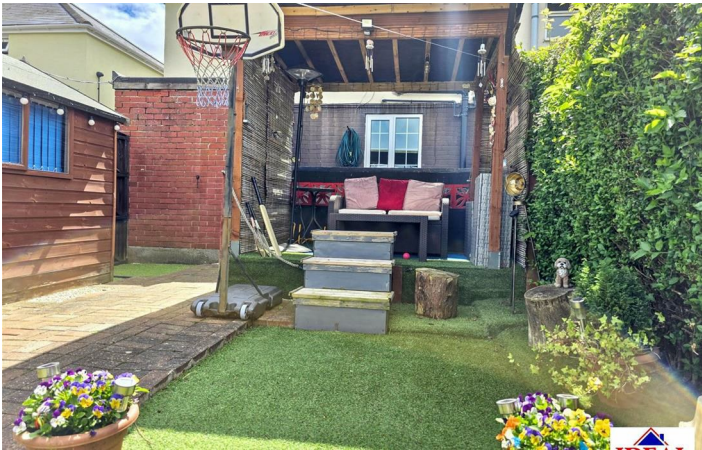
6'5" x 10'3" (1.97 x 3.13)

Landing

14'1" x 2'9" (4.30 x 0.84)

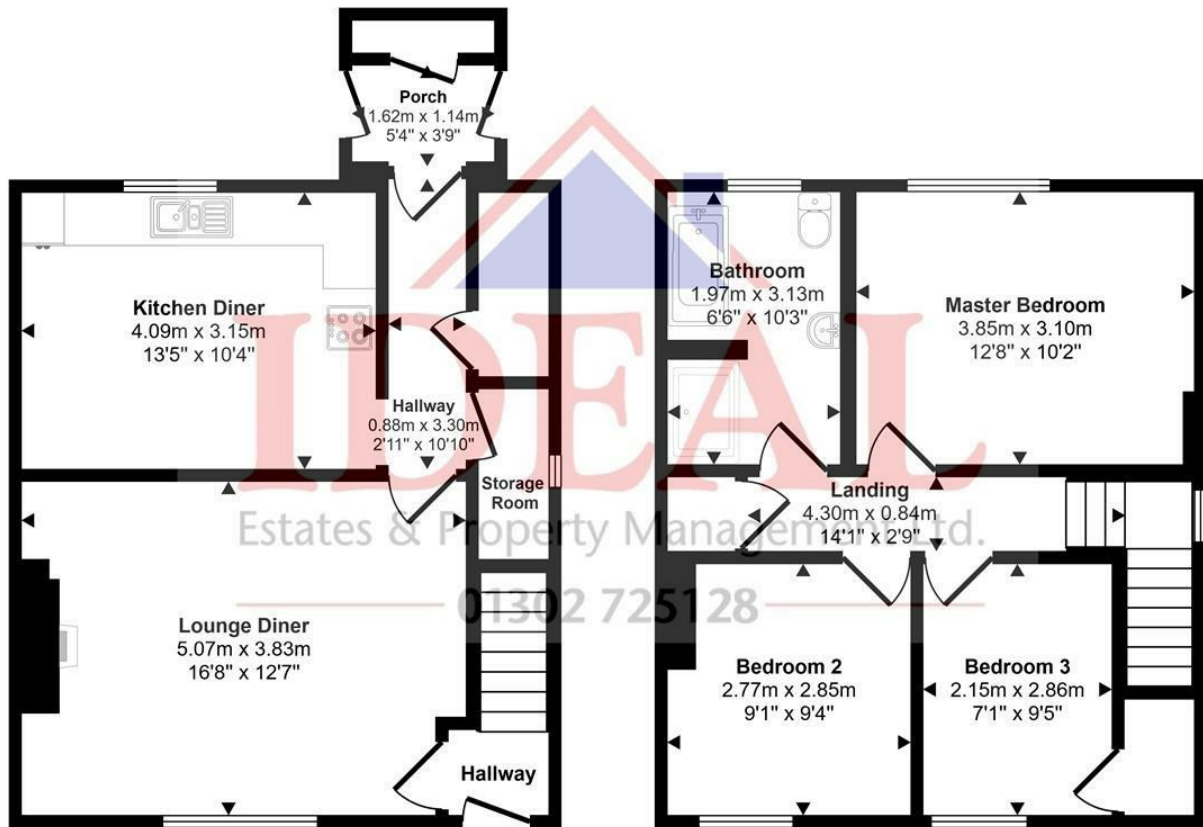


[Directions](#)



Floor Plan

Approx Gross Internal Area
88 sq m / 952 sq ft



Ground Floor
Approx 46 sq m / 492 sq ft

First Floor
Approx 43 sq m / 460 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>				<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			