



31 Beaumont Avenue, Woodlands , Doncaster, DN6 7TN

Spacious Four-Bedroom Semi-Detached Home with Detached Garage – No Onward Chain

Offered to the market with no onward chain, this spacious four-bedroom semi-detached property presents an excellent opportunity for buyers looking to create their ideal family home. Requiring a programme of modernisation throughout, the property offers generous living accommodation, ample off-road parking and a detached garage, making it an ideal purchase for families, investors or those seeking a renovation project.

The accommodation briefly comprises an entrance hall leading to two well-proportioned reception rooms, providing flexible living and dining space. The fitted kitchen offers a range of wall and base units with access through the lounge to a rear conservatory/porch, overlooking the enclosed rear garden.

To the first floor are four good-sized bedrooms, including a principal bedroom with extensive fitted wardrobes, together with a family bathroom.

Externally, the property benefits from a lawned front garden, a driveway providing off-road parking for multiple vehicles, and a detached garage to the rear. The enclosed rear garden offers a private outdoor space with plenty of potential for landscaping.

Conveniently located close to local amenities, schools, transport links and everyday conveniences, this property offers fantastic scope to modernise and add value.

Offers in the region of £150,000

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- Four-bedroom semi-detached property
- Rear conservatory/porch
- Detached garage
- Council Tax Band: A | EPC Rating: D
- No onward chain
- Modernisation required throughout
- Enclosed rear garden
- Two reception rooms
- Driveway providing off-road parking for multiple vehicles
- Ideal family home or investment opportunity

Entrance

4'9" x 7'9" (1.46 x 2.37)

Dining Room

13'1" x 10'3" (4.01 x 3.13)

Lounge

13'1" x 15'3" (4.00 x 4.67)

Conservatory

14'0" x 5'7" (4.29 x 1.71)

Kitchen

7'8" x 17'0" (2.34 x 5.20)

Pantry

2'5" x 5'8" (0.74 x 1.75)

Landing

9'3" x 2'8" (2.83 x 0.83)

Master Bedroom

10'7" x 12'3" (3.25 x 3.75)

Bedroom 2

8'10" x 13'1" (2.70 x 4.00)

Bedroom 3

10'3" x 8'5" (3.13 x 2.57)

Bedroom 4

6'10" x 8'2" (2.09 x 2.50)

Bathroom

7'10" x 4'10" (2.39 x 1.48)

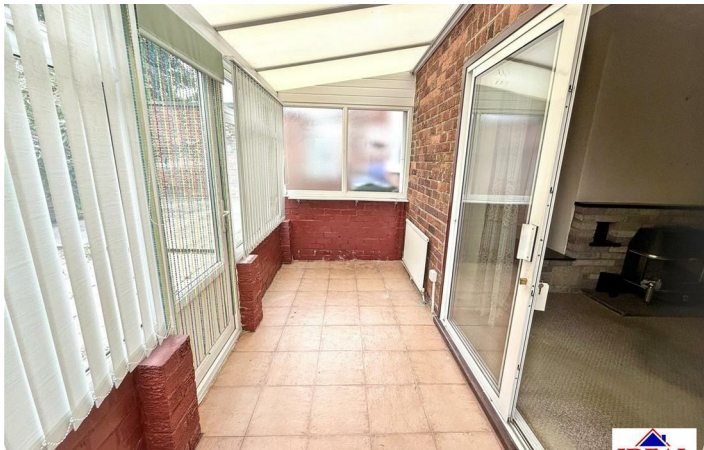
Garage

9'6" x 18'11" (2.92 x 5.79)

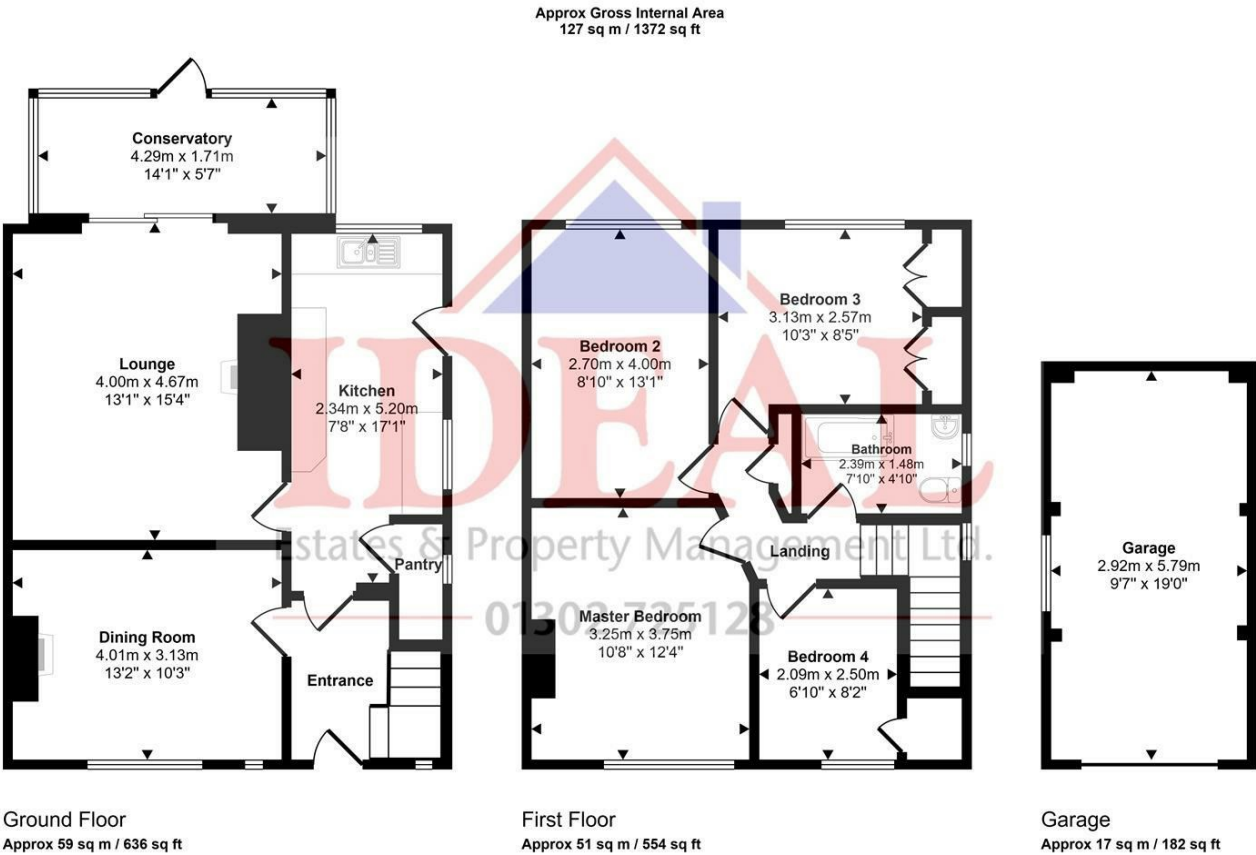


Directions

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



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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