IDEAL
Estates & Property Management Ltd.
01302 725128

36 Welfare Road, Woodlands

, Doncaster, DN6 7QF

Delighted to present this beautifully maintained three-bedroom end-terraced family home, occupying a generous plot in a popular residential location. Offering spacious and versatile accommodation throughout, the property benefits from a modern kitchen and bathroom, a large conservatory, detached garage, ample off-road parking, solar panels and attractive front and rear gardens.

The accommodation features a welcoming entrance hall that opens into a bright, spacious kitchen and dining area, finished to a high standard with modern décor. From here, you step into a generously sized lounge with French doors leading to a large conservatory. This flexible space makes a perfect extra reception room, whether for family time, games, or entertaining, and offers direct access to the rear garden.

The stylish fitted kitchen features a range of modern wall and base units, integrated appliances, generous worktop space and ample room for dining, making it the perfect space for family living.

To the first floor are three well-proportioned bedrooms, all tastefully presented, together with a contemporary family bathroom fitted with a modern white suite and rainfall shower over the bath. The loft is partially boarded with power points, lighting and pull down ladder access.

Externally, the property boasts a well-maintained front garden, a driveway providing ample off-road parking leading to a detached garage, and a generous enclosed rear garden. The garden features a decked seating area and extensive lawn, creating an ideal space for relaxing, entertaining and family enjoyment.

Further benefits include gas central heating, double glazing and solar panels, offering improved energy efficiency and lower running costs, approximate annual income generated is £700 per annum, guaranteed for the next 8 years.

Situated close to local schools, shops, amenities and excellent transport links, this impressive home is ideal for families and first-time buyers alike.

Offers over £180,000

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- Three-bedroom end-terraced family home
- Large conservatory/garden room
- Generous enclosed rear garden with decked patio
- Council tax band: A & EPC rating: B
- Beautifully presented throughout
- Detached garage
- Solar panels - Owned outright - approx income is £700 per year for the next 8 years
- Modern fitted kitchen with dining area
- Driveway with ample off-road parking
- Gas central heating and double glazing

Hallway

3'5" x 3'11" (1.06 x 1.21)

Kitchen/Diner

10'6" x 16'4" (3.22 x 4.98)

Lounge

10'10" x 16'4" (3.32 x 4.98)

Conservatory

10'5" x 12'6" (3.20 x 3.82)

Landing

9'0" x 3'9" (2.76 x 1.15)

Master Bedroom

10'5" x 10'1" (3.19 x 3.09)

Bedroom 2

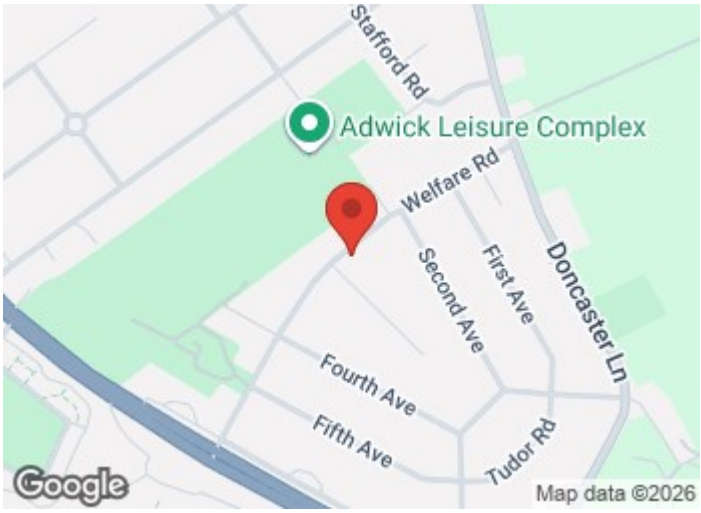
11'0" x 8'0" (3.37 x 2.44)

Bedroom 3

8'0" x 7'8" (2.45 x 2.34)

Bathroom

7'6" x 5'6" (2.31 x 1.69)

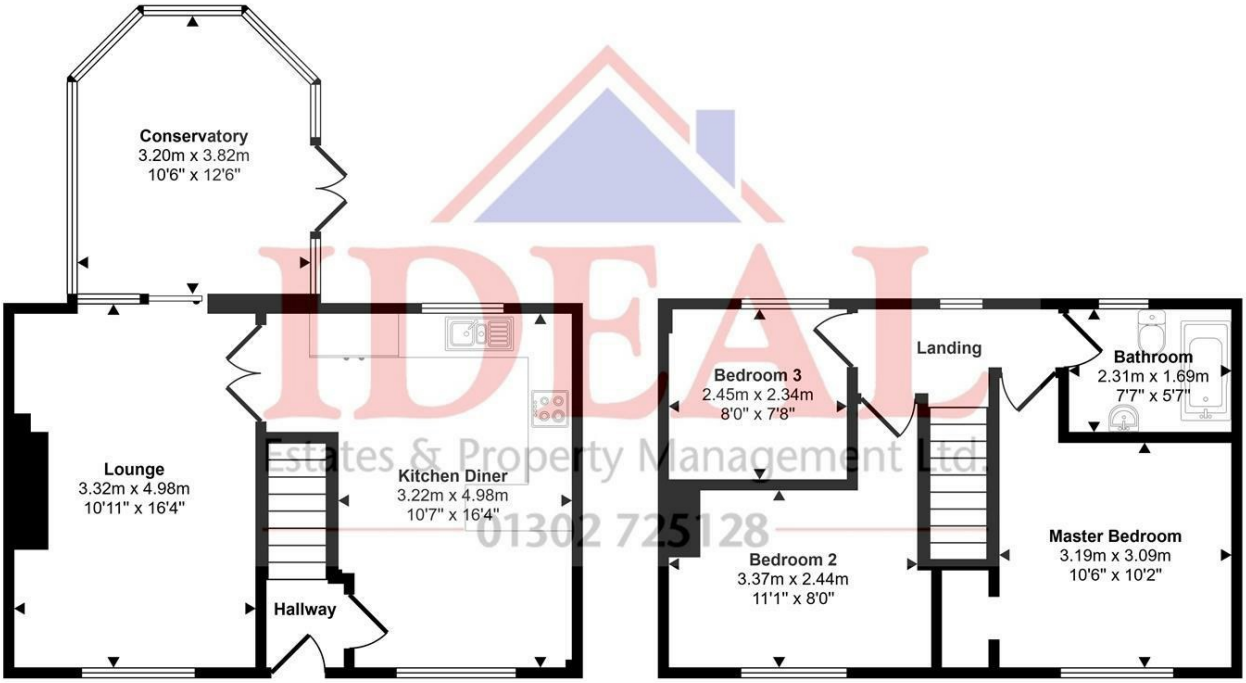


Directions

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
88 sq m / 950 sq ft



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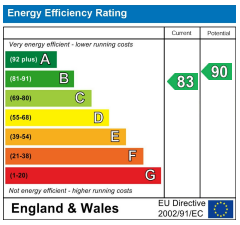
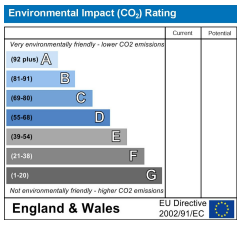
Ground Floor
Approx 50 sq m / 539 sq ft

First Floor
Approx 38 sq m / 411 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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