

property details **approval form**

10 Micklethwaite Grove, Moorends, Doncaster, South Yorkshire, England, DN8 4NU

Date: 11 September 2025

Property Ref and Version: THN105262 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£130,000

Tenure: Freehold

>> **key features**

- > NO UPWARD CHAIN
- > Large Rear Garden
- > Spacious Throughout
- > Cul-De-Sac Position
- > Close To Amenities & Motorway Links
- > EPC Rating: D

>> **short description**

William H Brown Thorne are proud to present this three bedroom semi-detached home perched at the top of a quiet cul-de-sac with a large rear garden & spacious living throughout! Available with NO UPWARD CHAIN, viewing heavily advised.

>> **long description**

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>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

Entering into the property there is a hallway with carpet floor covering & stairs rising to first floor, door access to ground floor living spaces.

Lounge

14' 6" x 14' 3" MAX (4.42m x 4.34m MAX)

The lounge benefits from a front facing double glazed window, carpet flooring, centrally heated radiator, wall lights & fireplace with hearth surround.

Kitchen/Diner

20' x 8' 7" (6.10m x 2.62m)

The kitchen diner benefits from a rear facing double glazed window & side facing window, linoleum floor covering, fitted wall & base units with part tiling to splashbacks, fitted sink & drainer & centrally heated radiator.

Landing

With stairs rising from the ground floor entrance hall, the landing provides access to all first floor living spaces & bedrooms along with loft access.

Bedroom One

11' 11" x 10' 6" + Recess (3.63m x 3.20m + Recess)

Benefitting from a rear facing double glazed window, carpet floor covering & centrally heated radiator.

Bedroom Two

10' 5" x 10' 10" (3.17m x 3.30m)

Bedroom two comprises of a front facing double glazed window, carpet floor covering & centrally heated radiator.

Bedroom Three

7' 11" x 10' 10" (2.41m x 3.30m)

Bedroom three comprises of a front facing double glazed window, carpet floor covering & centrally heated radiator.

Bathroom

The bathroom comprises of a rear facing double glazed window, three piece suite with low flush w/c, wash hand basin & corner bath, herringbone design linoleum flooring, centrally heated radiator & tiling to walls.

Outside & Exterior

To the front of the property there is a low maintenance garden space with access to the rear. To the rear garden there is a large sweeping garden private to all sides with fencing & mature shrubbery.

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>> **property images**



Your William H Brown office: 8 King Street, Thorne, DONCASTER, South Yorkshire, DN8 5BA
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>> **property images**



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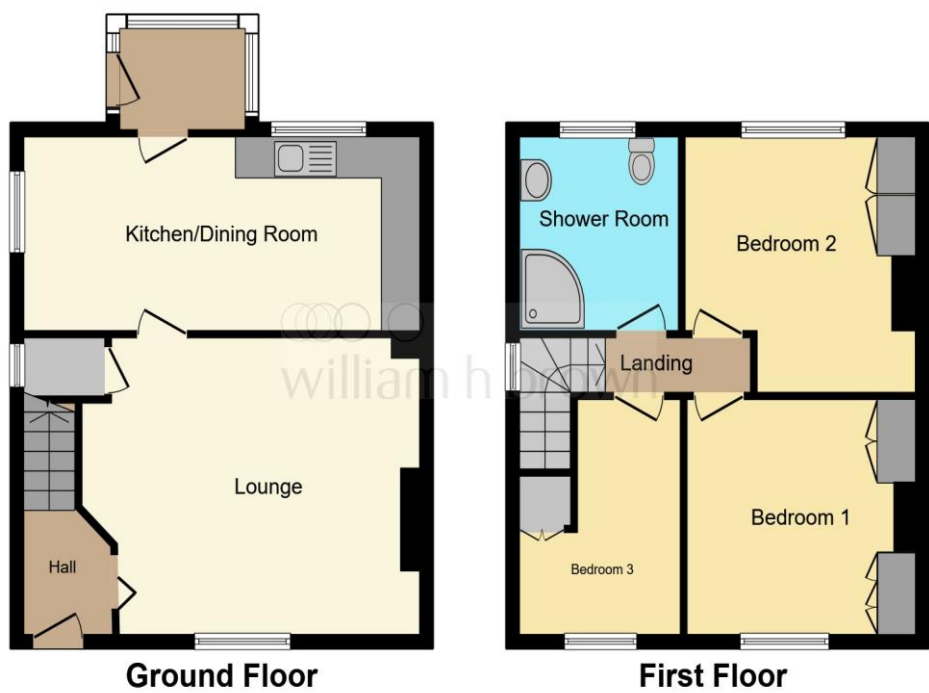
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Katie Fox		
Mr M. Hall		