

property details **approval form**

40 Highfield Crescent, Thorne, Doncaster, South Yorkshire, DN8 4DW

Date: 27 October 2025

Property Ref and Version: THN105333 - 0002



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**

£120,000

Tenure: Freehold

>> **key features**

- > NO UPWARD CHAIN!
- > Excellent Position
- > Good Sized Rear Garden
- > Excellent Renovation Opportunity
- > Off-Street Parking
- > VIEWING ADVISED
- > EPC Rating: Awaited

>> **short description**

William H Brown Thorne are proud to present to the market this great opportunity two bedroom home in Thorne!! Offering a renovation opportunity for a buyer looking to make this a home. Benefitting from spacious rear garden, off street parking, two large bedrooms & plenty of scope. VIEWING ENCOURAGED

>> **long description**

>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

Entering into the property there is a front facing door with stairs rising to first floor & access to all ground floor living spaces.

Lounge

13' 11" x 10' 10" (4.24m x 3.30m)

The lounge benefits from a front facing double glazed window, carpet flooring & centrally heated radiator.

Kitchen

6' 11" x 11' 8" (2.11m x 3.56m)

Kitchen benefits from rear facing double glazed window looking into conservatory along with doorway, wall & base units with worktops, linoleum floor covering, sink & drainer.

Bathroom

The bathroom comprises of a rear facing window, full tiling to walls, bath with shower fitting overhead, w/c & wash hand basin.

Landing

With stairs rising to the first floor the landing provides access to all bedrooms.

Bedroom One

10' 11" x 14' (3.33m x 4.27m)

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

Bedroom Two

10' 1" x 7' (3.07m x 2.13m)

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

Conservatory

12' 1" x 9' 8" (3.68m x 2.95m)

The conservatory includes carpet floor covering & double doors leading onto the garden.

Outside & Exterior

To the front of the property there is a low maintenance garden with driveway, to the rear of the property there is a low maintenance lawn with block paved area & garage space.

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>> **room description**

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>> **property images**



Your William H Brown office: 8 King Street, Thorne, DONCASTER, South Yorkshire, DN8 5BA
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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 P. Jackson		