

property details **approval form**

48 Oxford Street, Thorne, Doncaster, South Yorkshire, England, DN8 4FB

Date: 07 October 2026

Property Ref and Version: THN105593 - 0003

selling your home with us!



>> **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**

£170,000

Tenure: Freehold

>> **key features**

- > PERFECT FOR FAMILIES & FIRST TIME BUYERS
- > Off Street Parking & Garage
- > Enclosed Rear Garden
- > Modern Interiors Throughout
- > Close To Local Amenities & Schools
- > EPC Rating: B

>> **short description**

PERFECT FOR FAMILIES & FIRST TIME BUYERS! This three bedroom home located on a popular estate in Thorne boasts a modern interior throughout, off street parking & garage, enclosed rear garden, downstairs w/c & so much more! VIEWING IS ESSENTIAL!

>> **long description**

Agents note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hall

Entering into the property through the front facing composite door you enter the entrance hall, comprising of stairs leading to the first floor & a door to the kitchen.

Lounge

The lounge is located at the rear of the property boasting a rear facing double glazed window, electric fire, paneling to the walls, a centrally heated radiator & patio doors leading onto the rear garden.

Kitchen/Diner

The kitchen/diner comprises of white wall & base units, a gas hob & integrated oven, integrated fridge freezer, tiled splashback, a front facing double glazed window, a side facing double glazed window, a centrally heated radiator & a door to the downstairs w/c.

Downstairs W/C

Comprising of a low flush w/c, wash hand basin & a centrally heated radiator.

Landing

With stairs rising from the entrance hall, the landing provides access to all first floor living & family bathroom.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

The bathroom boasts a side facing double glazed window, a centrally heated radiator, a bath, low flush w/c & a wash hand basin.

Outside & Exterior

To the front of the property there is a small lawn area, a driveway to the side of the property & a single garage. The rear of the property is fully fenced with a large lawn area.

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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
T 01405 812334 **E** thorne@williamhbrown.co.uk

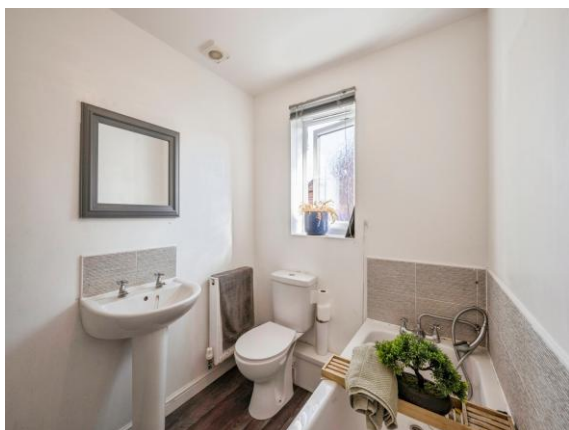
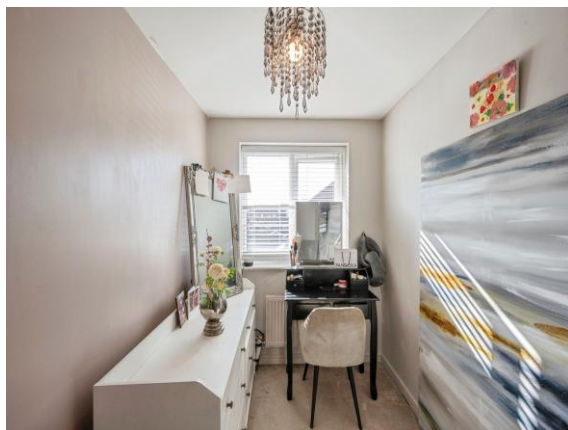
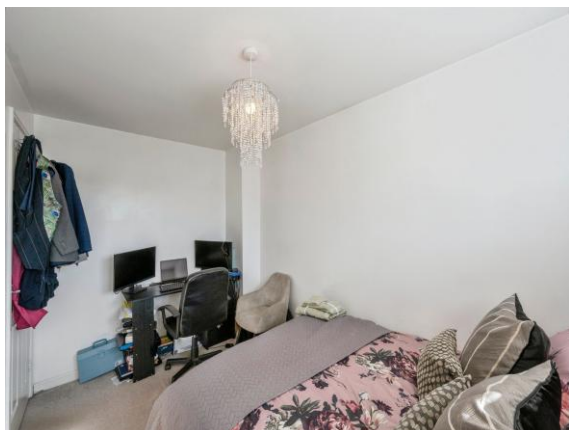
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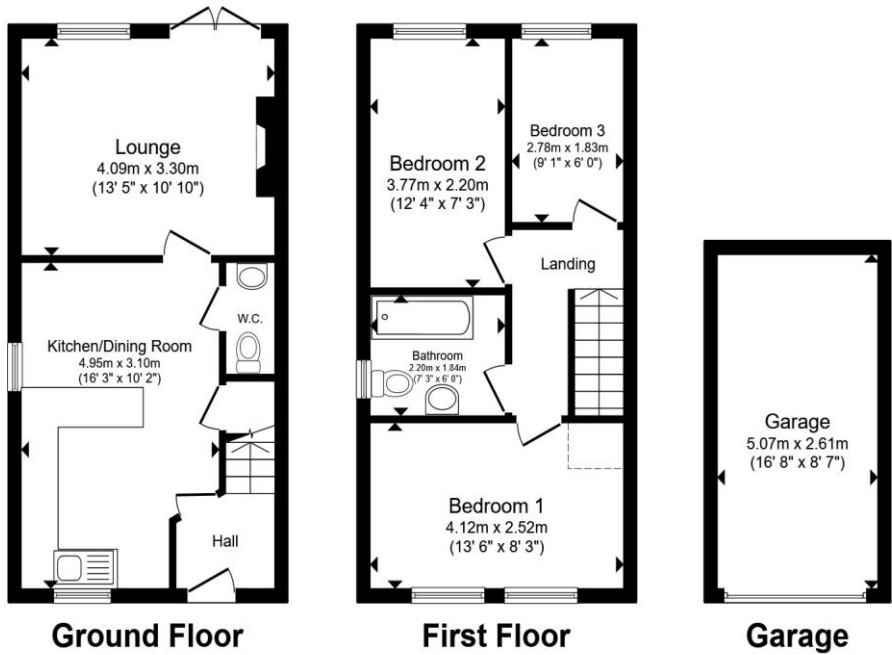
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>> floor plan



Total floor area 82.0 m² (883 sq.ft.) approx
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.propertybox.io



>> approval

	Signature	Date
Hayley Flint		
Luke Patterson New Home Solutions		