property details **approval form**

76 Queen Street, Thorne, Doncaster, South Yorkshire, England, DN8 5AQ
Date: 30 September 2026 **Property Ref and Version:** THN105568 - 0005

selling your home with us!

william h brown

>> 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
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
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!
- Opportunity To Add Your Own Stamp
- Off Street Parking & Garage
- Close To Local Amenities, Schools & Motorway Links
- Viewing Is Essential
- EPC Rating: D

>> short description

OFFERED TO MARKET WITH NO UPWARD CHAIN! This four bedroom end of terrace property is ideal for a multiple of buyers boasting four good sized bedrooms, off street parking & garage, utility room, additional loft space & close to local amenities & motorway links.

>> 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 PVC door there is a side facing window, a centrally heated radiator & stairs rising to the first floor.

Lounge
The lounge comprises of a side facing double glazed window, laminate floor covering, a centrally heated radiator, a fireplace with a gas fire & patio doors leading on to the rear garden.

Dining Room
Comprising of a rear facing double glazed window, laminate floor covering & french doors leading to the rear garden.

Kitchen
The kitchen offers wall & base units, a black sink & drainer, a centrally heated radiator, linoleum floor covering and a pantry/storage area.

Utility Room
Offering a front facing PVC door, wall units, a storage cupboard & plumbing for a washing machine.

Landing
With stairs rising from the first floor, the landing offer a front facing window, access to all bedrooms, family bathroom & the loft space.

Bedroom One
Bedroom one offers a rear facing double glazed window, a centrally heated radiator & laminate floor covering.

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

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

Bedroom Four
Bedroom four comprises of a side facing double glazed window, a centrally heated radiator & laminate floor covering.

Bathroom
Comprising of a rear facing double glazed window, tiling to the walls, a bath with electric shower overhead, low flush w/c, wash hand basin & linoleum floor covering.

Loft Space
With a staircase leading from the landing, the loft space offers velux windows, eave storage space & carpet floor covering.

Outside & Exterior

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>> room description

To the front of the property there is a driveway for multiple cars & a garage. The rear of the property has a paved area & an outbuilding.

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>> room description

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>> property images










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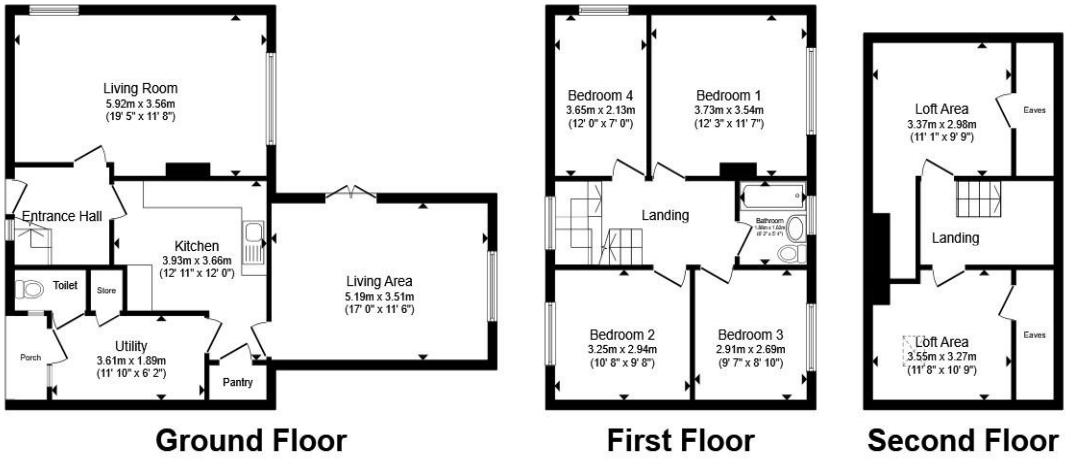




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>> floor plan



Total floor area 149.8 m² (1,612 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

william h brown

>> approval

	Signature	Date
Hayley Flint		
Lexi Tilley **AMG (Guildford)**		