



47 Turnbull Way

Scholars Rise, Middlesbrough, TS4 3RS

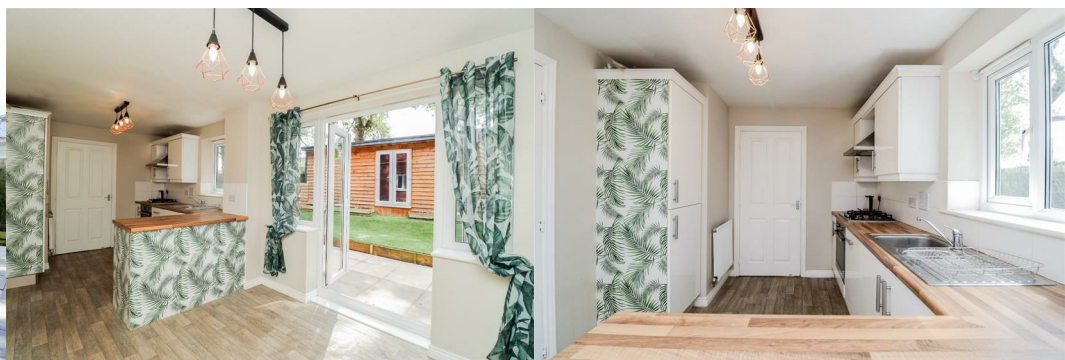
Offers in excess of £220,000



For Sale With The Advantage Of No Chain & Vacant Possession - Turnbull Way, Scholars Rise Is A Highly Sought After Location Being Just Minutes Away From James Cook Hospital. As You Step Inside This Family Home, You Are Greeted By A Spacious Open Plan Kitchen/Diner, Perfect For Hosting Gatherings Or Enjoying Family Meals. The Utility Room And Ground Floor W.C Add Convenience To Daily Living.

With 4 Bedrooms And 3 Bathrooms, There's Ample Space For The Whole Family To Unwind And Relax. The Master Bedroom Boasts An En-Suite Shower Room, Offering A Touch Of Luxury And Privacy. The Integral Garage Presents An Exciting Opportunity For Conversion, Subject To Planning Permission, Allowing You To Tailor The Space To Your Needs.

Outside, The Property Shines With A Private Garden That Is Not Overlooked, Providing A Peaceful Retreat. The Large Outbuilding Offers Potential For Various Uses, From A Home Office To A Playroom. The Double Width Driveway Ensures Off-Road Parking Is Never An Issue, Adding To The Convenience Of This Wonderful Home.



Location:

Situated In Marton In The Cul-De-Sac Turnbull Way Which Can Be Accessed via Marton Road.

Easterside Academy - 4 Minute Drive, 13 Minute Walk
St. Thomas More Catholic Church - 4 Minute Walk, 14 Minute Walk
Trinity Catholic College - 6 Minute Drive, 28 Minute Walk
A174 - 6 Minute Drive

Distance Times As Suggested By Google Maps.

Entrance Hallway

Access To Lounge, Kitchen/Diner, Ground Floor W/C & Staircase To First Floor.

Lounge

uPVC Double Glazed Window, Radiator.

Kitchen/Diner

Fitted With A Range Of Base, Wall And Draw Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built-In Oven & Hob, Space For Appliances, Breakfast Bar, uPVC Double Glazed Window, French Doors To Rear, Radiator.

Utility Room

Fitted With A Range Of Base & Wall Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Space For Appliances, uPVC Double Glazed Door To Rear, Radiator.

Ground Floor W/C

Fitted With A White Hand Wash Basin, W/C, Radiator.

First Floor Landing

Access To Bedrooms & Bathroom.

Bedroom One

uPVC Double Glazed Window, Radiator, Access To En-Suite.

En-Suite Shower Room

Fitted With A White Three Piece Suite Comprising; W/C, Hand Wash Basin, Freestanding Shower, uPVC Double Glazed Window, Radiator.

Bedroom Two

uPVC Double Glazed Window, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Bedroom Four

uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Three Piece Suite Comprising; W/C, Hand Wash Basin, Bath With Overhead Shower, uPVC Double Glazed Window, Radiator

Integral Garage

Up & Over Door, Power Supply.

Out-Building

21'11" x 11'5" (6.7m x 3.5m)
Timber Structure, French Doors.

Energy Efficiency Rating: TBC

The Full Energy Certificate Is Available On Request.

Property Information

Tenure: Freehold
Local Authority: Middlesbrough Council
Listed Status: Not Listed
Conservation Area: No
Tree Preservation Orders: None
Tax Band: D
Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
Broadband Delivered To The Property: Cable
Non-Standard Construction: Believed To Be Of Standard Construction
Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
Flooding Issues In The Last 5 Years: None
Accessibility: Two Storey Dwelling. No Accessibility Modifications
Cladding: None
Planning Issues: None Which Our Clients Are Aware Of
Coastal Erosion: None
Coal Mining In The Local Area: None

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

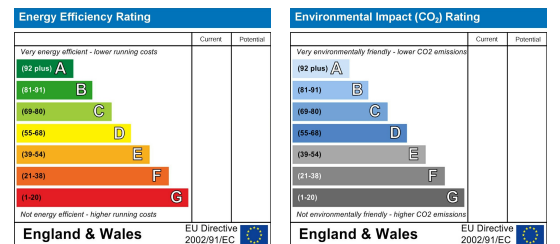
Area Map



Floor Plans



Energy Efficiency Graph



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