



## 20 Scholars Rise , Middlesbrough, TS4 3RP Offers invited £200,000

Progression Property are delighted to offer to the sales market this fabulous 3 bedroom detached house just a short walk from James Cook University Hospital.

This lovely property is offered on a chain free basis and while tenanted at the moment, will be vacant within the next few weeks.

This beautifully presented property has well proportioned living accommodation briefly comprising: entrance hall with tiled floor leading to a spacious lounge with feature fireplace and inset electric fire. An inner hallway, which also provides access into a downstairs Cloakroom, leads through to a dining kitchen with gas hob, electric oven and extractor fan, space for white goods and a myriad of other features.

To the first floor landing are three bedrooms, the master bedroom has the benefit of an en suite shower room and there is a modern bathroom/WC fitted with a three piece suite.

Externally there is garden to the rear set mainly to lawn with a patio area, a driveway to the front offering parking for one or more cars and an integral garage.

This beautifully presented property has been recently decorated throughout ready for its new owner on a chain-free sale to move in and start their new life.

This lovely property is sure to attract a lot of interest so don't delay - book your viewing today.

### Viewing

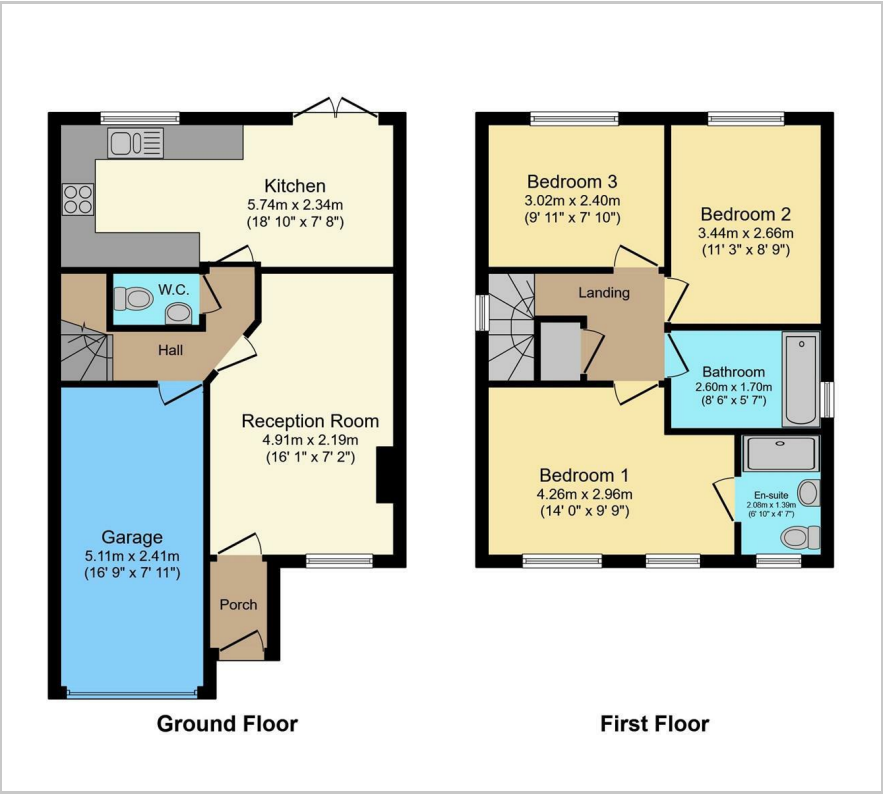
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.

- **\*\* A SPACIOUS CHAIN FREE DETACHED PROPERTY \*\***
- 3 WELL PROPORTIONED BEDROOMS
- SHORT WALK TO JAMES COOK UNIVERSITY HOSPITAL AND STEWART PARK
- INTEGRAL GARAGE AND DRIVEWAY
- BEAUTIFULLY PRESENTED
- RECENTLY DECORATED AND RE-CARPETED
- MASTER BEDROOM WITH EN SUITE FACILITIES
- CLOSE TO LOCAL AMENITIES
- CLOSE TO LOCAL SCHOOLS
- GARDENS FRONT AND REAR





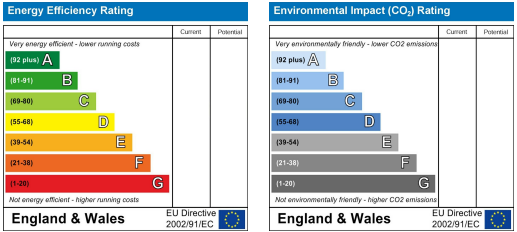
Floor Plan



Area Map



Energy Efficiency Graph



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