



SMITH & FRIEND are delighted to bring to this market this beautifully presented four bedroom detached property built by Barratt Homes which is located in the sought after area of Nunthorpe. The property occupies a fantastic plot appealing to a variety of buyers especially growing families. The stunning living accommodation briefly comprises; entrance hallway, cloakroom, lounge with media wall featuring electric fire and space for TV and stunning open plan kitchen/diner with patio doors leading into the garden. The upper floor has four well proportioned bedrooms, a family bathroom fitted with a three suite piece which includes W/C, sink unit and bath with shower over and the master bedroom benefits from having a spacious ensuite. Externally to the rear is a larger than average landscaped garden which is mainly laid to lawn and has the benefit of an extensive paved seating area. To the front of the property is a driveway and garage with under garage lighting. Early viewings come highly recommended to fully appreciate what the property has to offer.

Borrowby Rise, Nunthorpe, Middlesbrough, TS7 0BA

4 Bed - House - Detached

£275,000

EPC Rating: B

Council Tax Band: E

Tenure: Freehold



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Entrance Hall

1 x radiator and understairs storage.

Cloakroom

W/c, wash hand basin 1 x side double glazed window and part tiled.

Lounge

1 x front double glazed window, feature wall fire, 2 x radiators and carpet flooring.

Kitchen/Diner

Breakfast bar, 1 x rear double glazed window, double glazed double rear doors, integrated appliances and storage cupboard.

Landing

Carpet flooring, cupboard, loft access and 1 x radiator.

Bathroom

1 x side double glazed window, bath, shower, w/c, wash hand basin, extractor fan and spot lights.

Master Bedroom

Carpet flooring, 1 x front double glazed window, fitted robes and 1 x radiator.

En-Suite

Shower cubicle, w/c, wash hand basin and 1 x radiator.

Bedroom

1 x front double glazed window, carpet flooring and 1 x radiator.

Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.

Bedroom

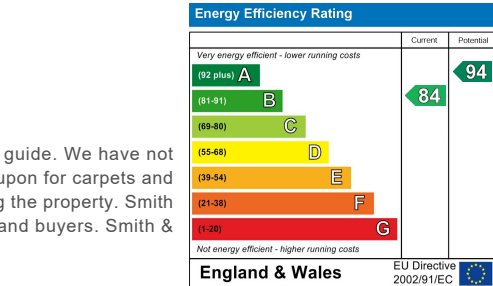
1 x rear double glazed window, carpet flooring and 1 x radiator.

External

Garage - power and lighting.

Rear enclosed landscaped garden and seating area.

Driveway situated to the side of the property.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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