



19 Scholars Rise

Middlesbrough, TS4 3RP

£195,000

This 3 bedroom detached house just a short walk from James Cook University Hospital is offered on a chain free basis and will be sold with vacant possession.

This beautifully presented property has well proportioned living accommodation briefly comprising: entrance hall leading to a spacious lounge. 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 lovely property is sure to attract a lot of interest so don't delay - book your viewing today.

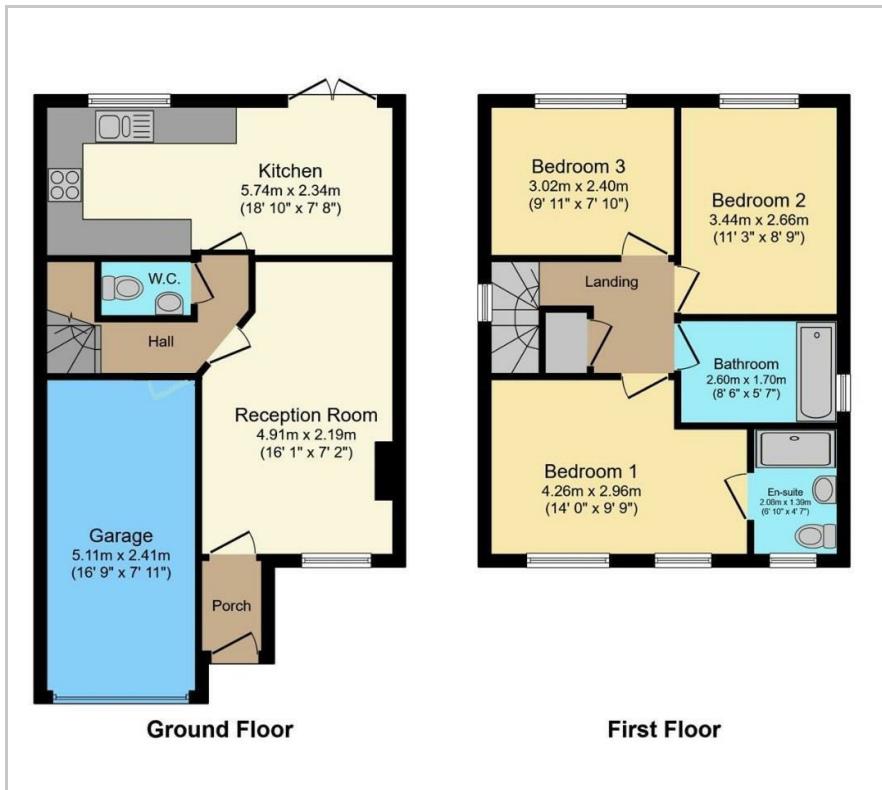
Viewing

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

- SPACIOUS 'CHAIN FREE' HOME
- SHORT WALK TO JAMES COOK UNIVERSITY HOSPITAL
- PARKING & INTEGRAL GARAGE
- 3 WELL PROPORTIONED BEDROOMS
- GARDENS FRONT & REAR
- RECENTLY RE CARPETED.
- EPC RATING C



Floor Plan

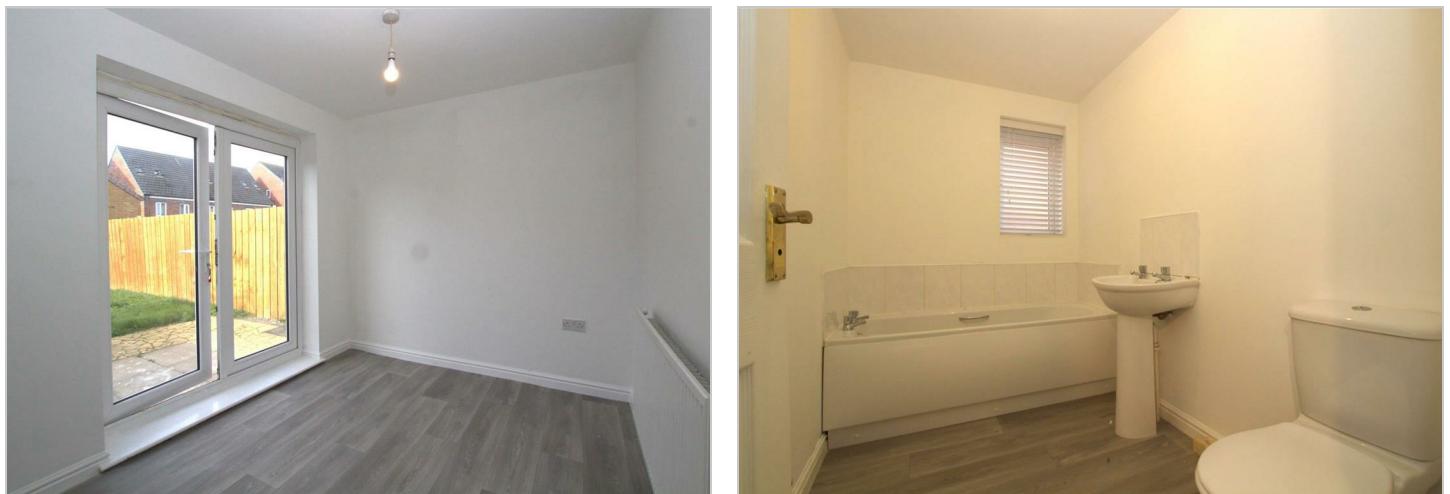


Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.