



Turnbull Way, Middlesbrough, TS4 3RS
3 Bed - House - End Terrace
£975 Per Calendar Month

Council Tax Band: B
EPC Rating: C
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS



Turnbull Way, TS4 3RS

** AVAILABLE IMMEDIATELY **

SMITH & FRIENDS are pleased to bring to the market a wonderful three bedroom end of terrace, situated in this quiet, highly sought after residential area of Scholars Rise, Middlesbrough. The development's location on Marton Road means that it's a quick trip down the A172 to reach Middlesbrough town centre, while James Cook University Hospital, the local Toby Carvery and smaller shops are also right on the doorstep. Stewarts Park and Albert Park are also nearby, as is Middlesbrough Municipal Golf Centre. For commuters, there is easy access to the A174, A66 and A19, Marton train station is also nearby. For those venturing further afield Durham Tees Valley Airport is in close proximity. There are some excellent schools in the catchment area of the property.

The Property briefly consists of; Entrance Hall, Lounge with Patio doors leading to a South Facing Garden, Downstairs WC, Kitchen/Diner with High gloss white wall drawer and floor units, roll edge work top, electric oven, four ring gas hob with a stainless steel extractor fan, integrated fridge, freezer & dishwasher, stainless steel sink unit and washing machine.

The First Floor provides Three bedrooms with two being double bedrooms and 1 single bedroom and with an en-suite to the master bedroom and Family Bathroom.

Externally, the front of the property provides a double driveway, with side access to an enclosed rear garden with artificial lawn and decking area.

For a viewing contact SMITH & FRIENDS Ltd - Estate agents Ingleby Barwick, Early viewing is highly recommended.

UNFURNISHED, Subject to Conditions
Tenant Affordability Income - £ 29,250 - Guarantor Affordability Income - £ 35,100
Monthly Rent £975 PCM
Bond £1,125

(Application is subject to a Holding Fee - please refer to our website for further details)

GROUND FLOOR

Entrance Hall
11'1" x 3'6" (3.38m x 1.09m)

Downstairs WC
5'6" x 3'1" (1.70m x 0.95m)

Kitchen / Diner
11'0" x 8'9" (3.37m x 2.67m)

Lounge
14'5" x 15'9" (4.40m x 4.81m)

FIRST FLOOR

Landing
11'1" x 3'6" (3.38m x 1.09m)

Bedroom 1
11'3" x 8'10" (3.44m x 2.70m)

En-Suite
4'7" x 8'0" (1.41m x 2.46m)

Bedroom 2
9'10" x 8'3" (3.00m x 2.52m)

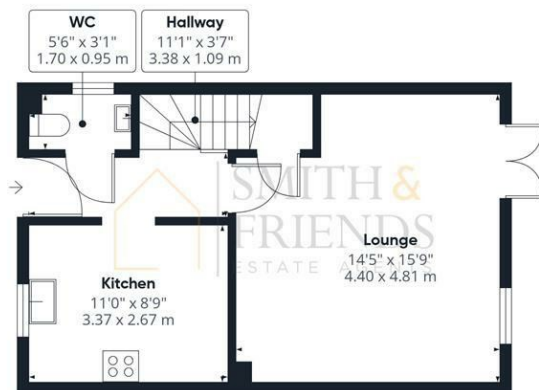
Bedroom 3
6'10" x 7'3" (2.10m x 2.23m)

Family Bathroom
5'7" x 6'9" (1.71m x 2.07m)









Ground Floor



Floor 1



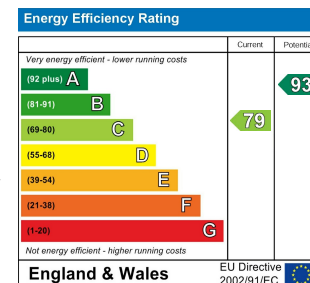
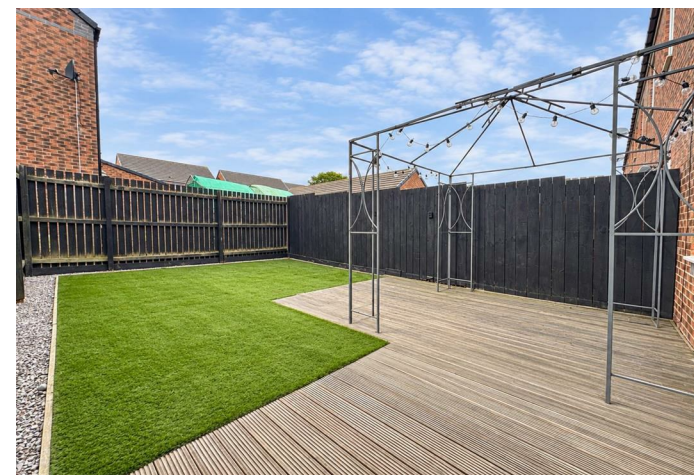
Approximate total area⁽¹⁾

762 ft²
70.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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