

SCHOLARS RISE, THE OVAL, MIDDLESBROUGH, TS4 3RP



- ▲ Southerly Facing Rear Garden
- ▲ Within Walking Distance of James Cook University Hospital
- ▲ Off Street Parking for Two Cars
- ▲ UPVC Double Glazed Windows
- ▲ Gas Central Heating with a Combi Boiler
- ▲ Master Bedroom with En-Suite Shower Room
- ▲ Ground Floor WC

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Ideal for first time buyers and young couples alike and Within walking distance of James Cook University Hospital.

The property comprises entrance hall, WC, kitchen, and lounge/dining room. On the first floor there are three bedrooms with the master having an en-suite and a family bathroom. Externally there is two designated off street parking spaces, a neat open plan lawned front garden and to the rear a southerly facing garden with lawn and patio.

GROUND FLOOR

ENTRANCE HALL

White composite entrance door, tiled flooring, staircase to the first floor and radiator.

WC

With close coupled WC, pedestal wash hand basin, radiator, part tiled walls, tiled floor, and spotlights to the ceiling.

KITCHEN - 3.35m x 2.67m (11' x 8'9")

With cream high gloss wall, drawer, and floor units, woodgrain effect worktop, electric oven, five ring gas hob with stainless steel extractor fan and stainless steel splashback, integrated fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink unit, spotlights to the ceiling, tiled flooring, and radiator.

LOUNGE/DINER - 4.83m x 4.17m (15'10" x 13'8")

With radiator, built-in storage cupboard under the stairs and patio door to the rear garden.

FIRST FLOOR

LANDING

With storage cupboard and access to the fully boarded loft via drop down ladder.

BEDROOM ONE - 3.38m x 2.72m (11'1" x 8'11")

With radiator and fitted units.

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EN-SUITE - 2.67m x 1.22m (8'9" x 4')

With close coupled WC, pedestal wash hand basin, shower cubicle with electric shower, spotlights to the ceiling, and extractor fan.

BEDROOM TWO - 2.8m x 2.54m (9'2" x 8'4")

With radiator.

BEDROOM THREE - 2.24m x 1.88m (7'4" x 6'2")

With radiator.

BATHROOM - 2.06m x 1.9m (6'9" x 6'3")

With close coupled WC, pedestal wash hand basin, bath, large chrome towel radiator, spotlights in the ceiling, extractor fan, and laminate flooring.

EXTERNALLY

GARDENS

To the front there is a neat open plan lawned garden and to the rear there is a southerly facing fence enclosed garden with lawn and patio.

PARKING

There are two designated parking spots to the side of the property.

AGENTS REF: - TM/LS/NUN230610/11122023

Council Tax Band: B **Tenure:** Freehold

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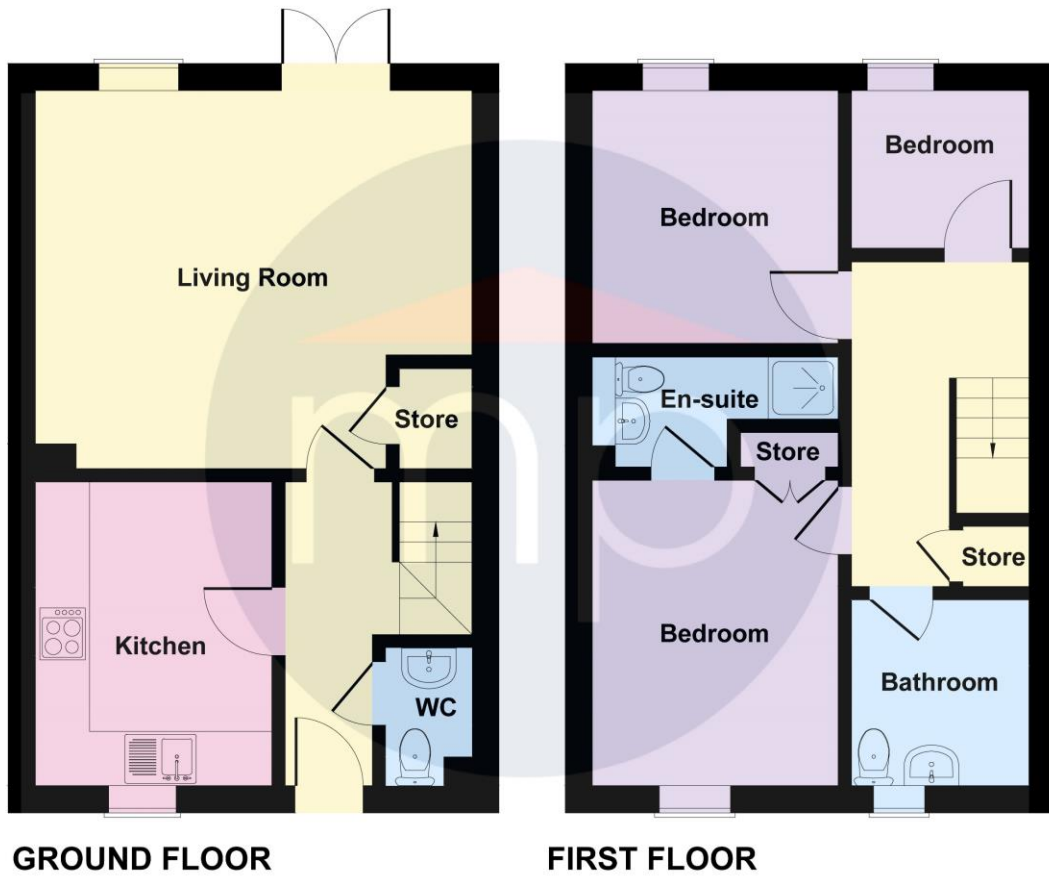
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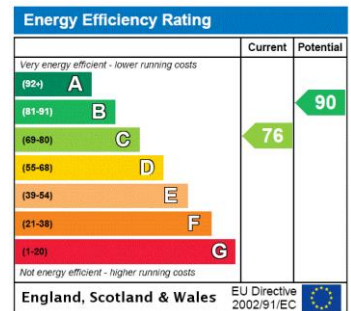
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71 Scholars Rise



Not to Scale. Produced by The Plan Portal 2024
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