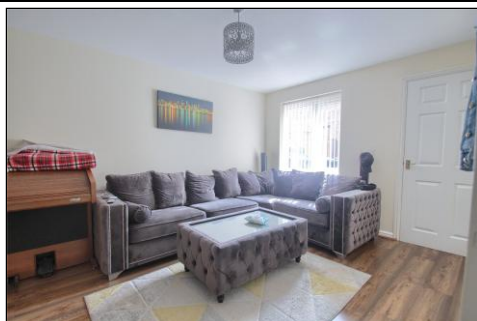


SCHOLARS RISE, MIDDLESBROUGH, TS4 3RP



- ▲ Chain Free Sale!
- ▲ Good Sized Rear Garden
- ▲ Within Walking Distance of James Cook University Hospital
- ▲ Off Street Parking & Single Integrated Garage
- ▲ UPVC Double Glazed Windows & Composite Front Door
- ▲ Gas Central Heating with a New Combi Boiler
- ▲ Master Bedroom with En-Suite Shower Room
- ▲ Ground Floor WC

£175,000

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

Other notable features include off street parking with single integrated garage, composite front door, good sized rear garden, recently installed combi boiler, master bedroom en-suite and three good sized bedrooms.

The property comprises entrance hall, lounge, WC and kitchen/diner. On the first floor there are three bedrooms with the master having an en-suite and a family bathroom.

Externally there is off street parking, access to the single integrated garage, a neat open plan lawned front garden and to the rear a garden with lawn and patio.

GROUND FLOOR

ENTRANCE

With composite entrance door.

LOUNGE

KITCHEN

With white high gloss wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with integrated extractor fan, sink unit, space for fridge freezer, space washing machine and space for dryer, and UPVC French doors open to the rear garden.

WC

With close coupled WC and wash hand basin.

FIRST FLOOR

LANDING

With loft access.

BEDROOM ONE

EN-SUITE

With close coupled WC, pedestal wash hand basin and shower cubicle with mixer shower.

BEDROOM TWO

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64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM THREE

BATHROOM

With close coupled WC, pedestal wash hand basin and bath.

EXTERNALLY

PARKING, GARAGE & GARDEN

To the front there is off street parking for a single car leading to the integrated garage and to the rear there is a fence enclosed garden with lawn and patio.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - TM/LS/MID260396/06082026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on

Tel: 01642 254222

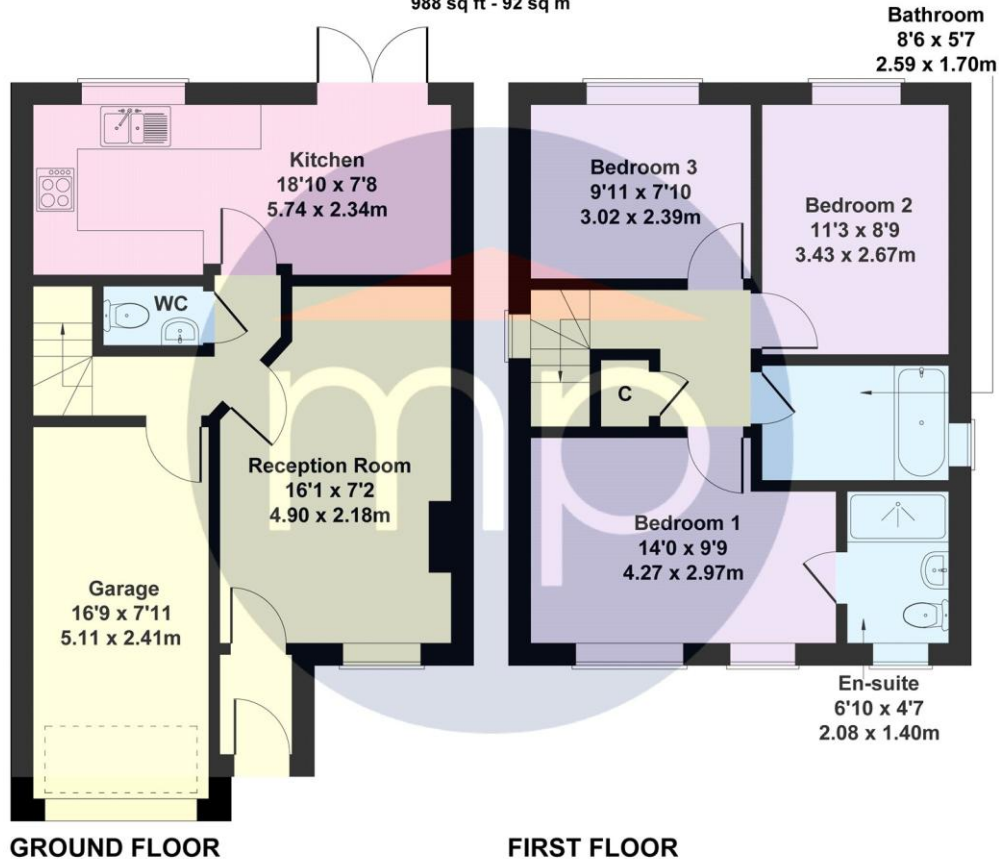


Do you have a property you
need to sell
before you can buy?

Michael Poole offers **FREE, no obligation**
market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market

31 Scholars Rise

Approximate Gross Internal Area
988 sq ft - 92 sq m

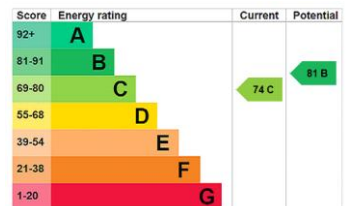


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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