

## SCHOLARS RISE, OVAL VIEW, MIDDLESBROUGH, TS4 3RP



- ▲ Chain Free Sale!
- ▲ Within Walking Distance of James Cook University Hospital
- ▲ Good Sized Rear Garden
- ▲ Ground Floor WC
- ▲ UPVC Double Glazed Windows & Composite Front Door

- ▲ Gas Central Heating with a Combi Boiler
- ▲ Master Bedroom with En-Suite Shower Room
- ▲ Off Street Parking & Single Integrated Garage

**£185,000**

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Ideal for first time buyers, young couples and families alike as it's within walking distance of James Cook University Hospital and Stewart Park.

Notable features include off street parking with single integrated garage, composite front door, good sized rear garden, gas central heating with a combi boiler, master bedroom en-suite and three good sized bedrooms.

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

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

Tenure - Freehold

Council Tax Band C

### GROUND FLOOR

**HALLWAY** - Composite entrance door and stairs leading to the first floor.

**WC** - Close coupled toilet and wash basin.

**KITCHEN/DINER** - Cream high gloss wall, drawer and floor units, work top, electric oven, four ring gas hob, stainless steel splash back and extractor, stainless steel sink unit, integrated fridge/freezer, dishwasher and space for washer. There's UPVC patio doors to the rear garden.

### FIRST FLOOR

**LANDING** - Stairs leading to the second floor.

**LOUNGE** - Juliette balcony.

### BEDROOM 1

### SECOND FLOOR

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**BEDROOM 2**

**EN SUITE** - Close coupled toilet, wash basin and shower cubicle with an electric shower.

**BEDROOM 3**

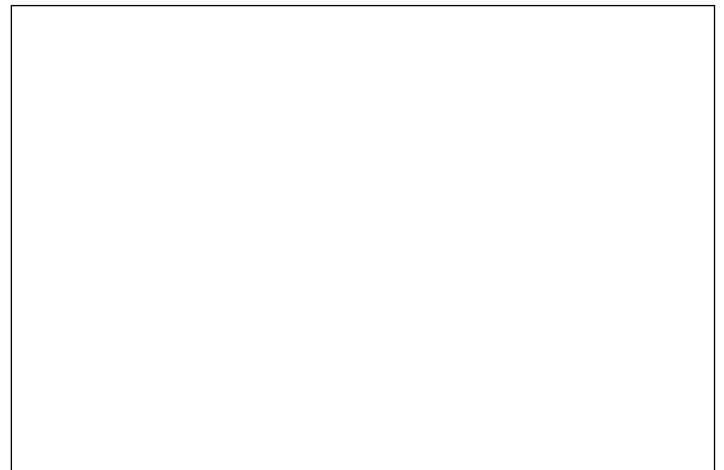
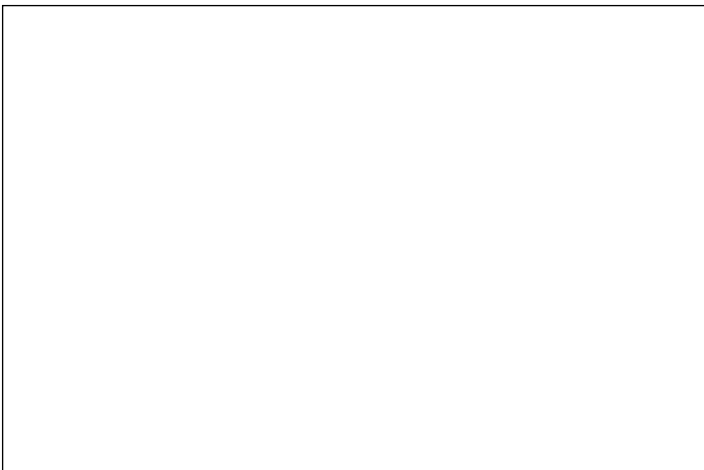
**BATHROOM** - Close coupled toilet, wash basin and bath.

**EXTERNALLY** - To the front off street parking and single garage. To the rear a fence enclosed garden with a lawn.

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

**TO VIEW:** Contact our Middlesbrough office on

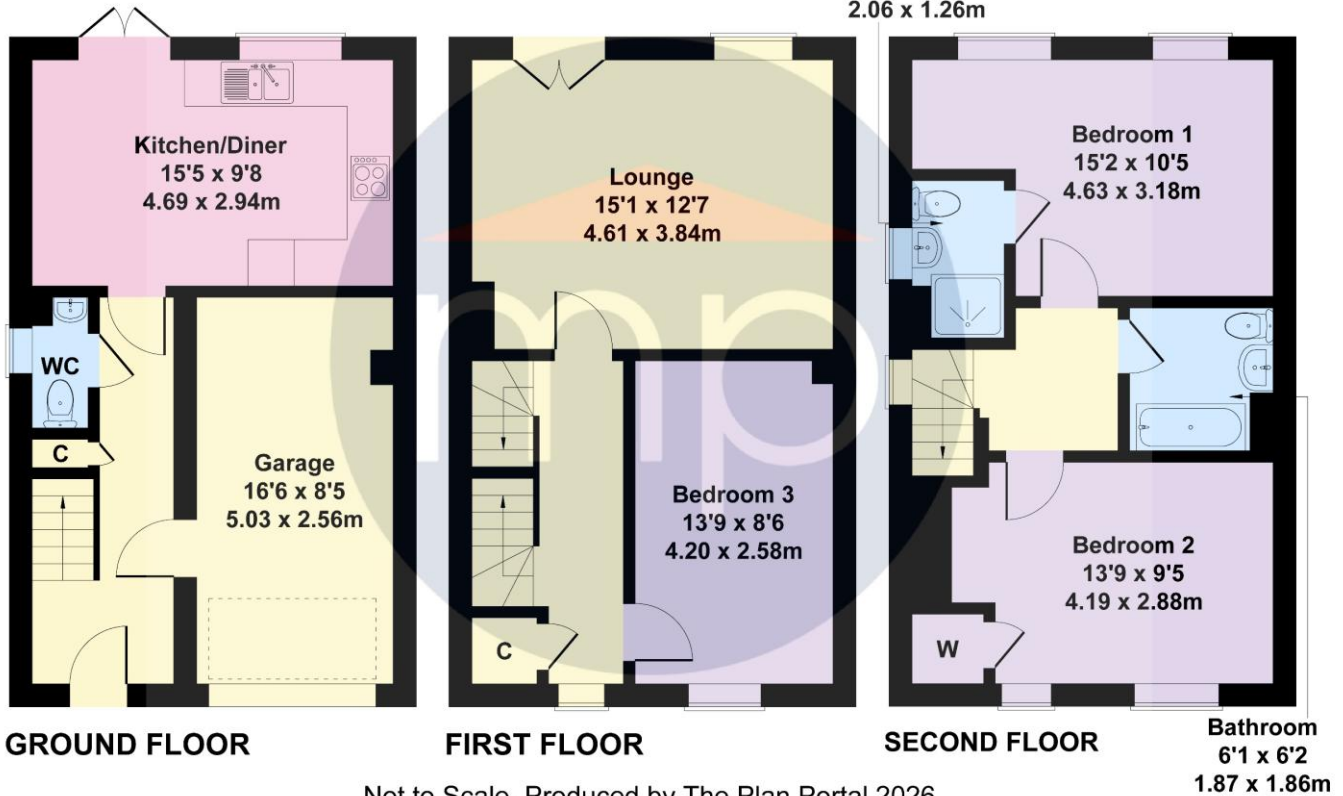
Tel: 01642 254222



## 76 Scholars Rise

Approximate Gross Internal Area  
1238 sq ft - 115 sq m

En-suite  
6'9 x 4'2  
2.06 x 1.26m



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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