



Built by Barrett Homes this beautiful four bedroom detached house located in Nunthorpe is set to high standard throughout. Comprising of an entrance hallway, cloakroom, lounge and open plan kitchen/diner on the ground floor. The upper floor has four bedrooms, a family bathroom and the master bedroom having a spacious ensuite. Externally: Enclosed landscaped rear garden with decking seating area, garage and driveway. This property is not overlooked and is decorated to high specification throughout. Viewings highly recommended.

Borrowby Rise, Nunthorpe, Middlesbrough, TS7 0BA
4 Bed - House - Detached
£305,000
EPC Rating: B
Council Tax Band: E
Tenure: Freehold



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Entrance Hall

1 x radiator and understairs storage.

Cloakroom

W/c, wash hand basin 1 x side double glazed window and part tiled.

Lounge

1 x front double glazed window, feature wall fire, 2 x radiators and carpet flooring.

Kitchen/Diner

Breakfast bar, 1 x rear double glazed window, double glazed double rear doors, integrated appliances and storage cupboard.

Landing

Carpet flooring, cupboard, loft access and 1 x radiator.

Bathroom

1 x side double glazed window, bath, shower, w/c, wash hand basin, extractor fan and spot lights.

Master Bedroom

Carpet flooring, 1 x front double glazed window, fitted robes and 1 x radiator.

En-Suite

Shower cubicle, w/c, wash hand basin and 1 x radiator.

Bedroom

1 x front double glazed window, carpet flooring and 1 x radiator.

Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.

Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.

External

Garage - power and lighting.

Rear enclosed landscaped garden and seating area.

Driveway situated to the side of the property.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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