



PH ESTATE AGENTS



## 40 Borrowby Rise

Nunthorpe, Middlesbrough, TS7 0BA

Offers In The Region Of £329,950



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### Hallway

9'8" x 3'10" (2.95 x 1.17)

Step off the spacious drive through a composite door into the bright and airy hallway which provides access to the first floor living accommodation and the living room. It has laminate flooring, neutral decor and a radiator.

### Livingroom

15'0" x 11'5" (4.59 x 3.49)

The hallway flooring continues into the bright living room, illuminated by a large front window. This spacious 170 sq ft room includes a storage cupboard and easily fits a large sofa for the whole family, pets included.

### Kitchen

9'10" x 19'3" (3.02 x 5.89)

The kitchen is the heart of any home—which means this one is basically the aorta. Whether you're channeling your inner Gordon Ramsay or just crushing another microwave meal, you're sorted. There's a fully integrated fridge freezer, a built-in oven, a sleek glass hob with an extractor, and a dishwasher that tackles dirty dishes so you don't have to. Go ahead—put your feet up and take all the credit.

### Utility Room

5'3" x 5'3" (1.61 x 1.61)

A utility room is one of those rare spaces you didn't realise you need, no matter how you live. If you're meticulously organised, it's the place where every cleaning product and spare lightbulb has its own spot. If you're not, it's still a sanctuary—just close the door and all the mess disappears. Either way, it's the unsung hero of the house, quietly making life a little simpler. With plenty of storage and a place where the washer and dryer can call home.

### Downstairs W/C

3'0" x 5'3" (0.92 x 1.61)

The downstairs cloakroom is the definition of simplicity: walls in soft, neutral tones keep things calm and uncluttered, making the small space feel open and bright. There's a toilet and a sleek sink, just what you need and nothing more. A radiators ensure it's always warm, even on cold mornings. It's practical and subtle, the kind of room you barely notice until you realise how much you'd miss it if it were gone.

### Master Bedroom

11'5" x 10'1" (3.48 x 3.09)

The master bedroom feels like a retreat, with a soft modern carpet underfoot that instantly makes the space warmer and more inviting. There's direct access to a sleek ensuite—no more late-night hallway dashes. One corner features a generous alcove, just right for a freestanding wardrobe or, if you want something more tailored, custom-fitted wardrobes that make the most of the space and match your style. It's a blank canvas, ready to become your own.

### En-Suite

7'10" x 3'5" (2.39 x 1.05)

The ensuite is a model of modern comfort, featuring a fully tiled shower cubicle that feels clean and contemporary. There's a toilet and a sink with a neatly tiled splashback—just enough detail to keep things interesting without overwhelming the space. A heated towel rail adds that final touch of luxury, always ready with a warm towel after your shower. It's compact, private with a well thought lay out.

### Bedroom 2

12'4" x 8'2" (3.77 x 2.5)

Bedroom two sits quietly at the rear of the house, away from the main bustle, and is currently set up as a nursery. Soft light filters in, making it a gentle, peaceful space for naps and bedtime stories. There's plenty of room for a crib, a comfy chair, and all the essentials—everything you need to create a cosy little world for your child to grow in.

### Bedroom 3

12'2" x 9'9" (3.72 x 2.99)

Bedroom three is every little dreamer's delight, with the bottom half of the walls painted a rich block of pink—bold, cheerful, and unmistakably playful. Above, the white upper walls are dotted with small, scattered rainbows, bringing a touch of magic into the space. It's a room that feels both bright and cozy, perfectly fit for a princess ready to make it her own kingdom.

### Bedroom 4 (office)

12'10" x 10'1" (3.92 x 3.09)

Bedroom four has found new purpose as a dedicated workspace, with a desk set up for getting things done. It's quiet and tucked away, making it the perfect spot for video calls, spreadsheets, or a burst of creativity. Whether you're working from home full time or just need a place to focus, this room adapts easily—ready to become whatever you need next.

### Family Bathroom

5'6" x 6'6" (1.69 x 1.96)

The family bathroom echoes the style of the ensuite, with matching tiles that create a sense of continuity and calm. There's a full-sized bath for relaxing soaks, a toilet, and a sink with a practical splashback—simple, clean, and easy to maintain. It's a space designed for everyday life, equally ready for the morning rush or a quiet evening unwind.

### Garage

19'10" x 9'10" (6.07 x 3.01)

The garage is currently a reliable storage spot, keeping everything from bikes to boxes out of sight and organised. It also houses the property's fuse board, making it a practical part of the home's setup. But there's more potential here—subject to planning permission, this space could be transformed and integrated into the main living area, adding valuable square footage and opening up new possibilities such as a bigger kitchen or second reception room.

### Garden

The garden stands out thanks to the current owner's thoughtful upgrades, especially the extended patio finished in high-quality porcelain—a big step up from the standard builder's slabs. It's durable, stylish, and sets the tone for the rest of the outdoor space. Beyond the patio, the garden is a blank canvas: you could keep things simple and easy to maintain, or go all-in with planting beds, a play area, or even an outdoor kitchen. There's plenty of room for your own ideas, whether you want a peaceful retreat or a lively spot for gatherings.

### IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

Tel: 01642 462153

## How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

### Identification

- Valid passport or driving licence.

### For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

### For Mortgage Purchases

- Evidence of deposit by way of a bank statement.

### Decision in principle

If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

### Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

### Selling Your Property

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation.

Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

### Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

### Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement

that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.

- We reserve the right to amend or withdraw this property from the market at any time without notice.

• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.

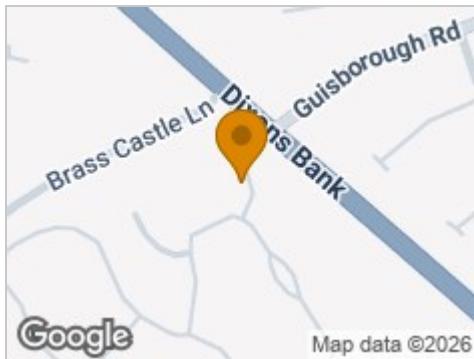
• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

- All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.



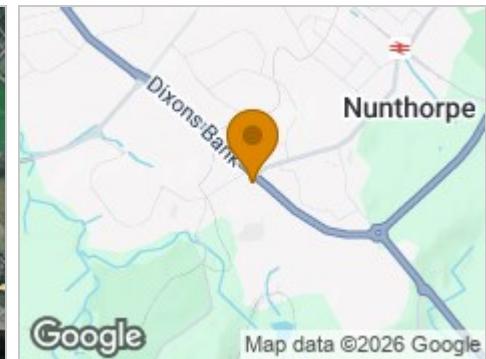
## Road Map



## Hybrid Map



## Terrain Map



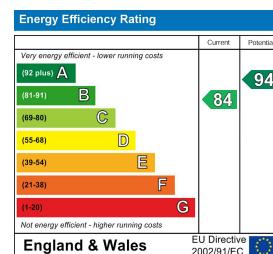
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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