



# 18b Scholars Rise

, Middlesbrough, TS4 3RP

£700 PCM



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## Entrance

Welcoming entrance hall featuring a pristine beige carpet, efficient single radiator for comfort, and a spacious built-in storage cupboard providing convenient access to all rooms.

## Lounge

Bright and airy living space adorned with quality carpeting and an elegant UPVC double glazed bay window, complemented by stylish wooden blinds. The room offers excellent temperature control with both a single and double radiator, plus a practical storage cupboard and heating point for added convenience.

## Dining Area

Contemporary open-plan dining space featuring soft carpeting and natural light flowing through a UPVC double glazed window with classic wooden blinds. Modern security intercom system installed for peace of mind.

## Kitchen

Impressive modern kitchen showcasing sleek wall and base units paired with durable contrasting work surfaces. Well-equipped with a reliable gas hob and powerful extractor fan,

plus a high-quality electric fan-assisted oven. The space features practical spotlighting, beautiful tiled surrounds, and a convenient built-in washer-dryer. Complete with a premium stainless steel sink with modern mixer tap, brightened by a UPVC double glazed window with wooden blinds.

## Bathroom

Beautifully appointed bathroom featuring contemporary tiled surrounds and practical lino flooring. Includes a full-sized bath with reliable electric shower above, clean white W/C, modern wash hand basin, efficient towel radiator, and well-placed spotlights for optimal illumination.

## Master Bedroom

Generously sized bedroom with quality carpeting and UPVC double glazed window dressed with wooden blinds, connecting to private en-suite facilities.

## En-Suite

Delightful en-suite bathroom featuring a separate glazed shower cubicle with powerful electric shower, modern W/C, sleek wash basin, large mirror, and contemporary tiled surrounds.

## Bedroom 2

Comfortable second bedroom complete with quality carpeting, UPVC double glazed window with wooden blinds, and efficient double radiator for year-round comfort.

## External

Convenient parking facilities at the front of the property, including designated visitor bays for guests.



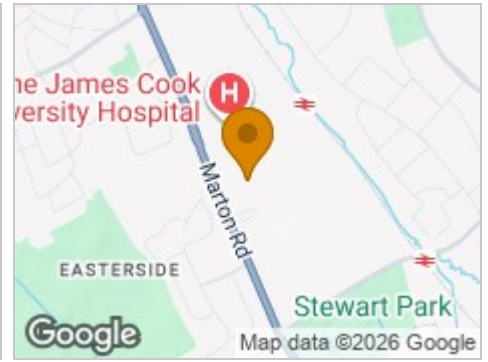
## Road Map



## Hybrid Map



## Terrain Map



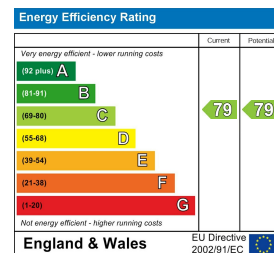
## Floor Plan



## 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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