



**Borrowby Rise, Nunthorpe, Middlesbrough, TS7  
0BA  
3 Bed - House - Semi-Detached  
Asking Price £230,000**

**Council Tax Band: C  
EPC Rating: B  
Tenure: Freehold**



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## Borrowby Rise, Nunthorpe, TS7 0BA

The accommodation is thoughtfully laid out and briefly comprises: a welcoming entrance hallway, a convenient ground-floor cloakroom, and an elegant front-facing lounge providing a comfortable and stylish living space. To the rear of the property is a modern fitted kitchen/diner, ideal for family living and entertaining, featuring French doors that open directly onto the rear garden, allowing plenty of natural light to flood the space.

To the first floor, the property offers three well-proportioned bedrooms, including a generous master bedroom benefitting from its own en-suite shower room, along with a contemporary family bathroom serving the remaining bedrooms.

Externally, the property continues to impress with a fantastic enclosed rear garden, featuring a patio seating area, a neatly laid lawn, and a detached garden house, perfect for storage, a home office, or leisure use. Additional benefits include a side driveway providing ample off-street parking, and the property enjoys a corner plot position, offering extra privacy and space.

### Location:

Situated within a popular residential estate in Nunthorpe, the property is ideally positioned close to local schools, shops, and everyday amenities. It is also within easy driving distance of Great Ayton, Roseberry Topping, and the picturesque Stokesley Village, making it perfect for those who enjoy both convenience and countryside living.



### Entrance Hallway

Flooring, radiator and front entrance door.

### Cloakroom

Flooring, w/c, wash hand basin and radiator

### Lounge

Flooring, radiator, stairs to upper, double glazed window side and front elevation.

### Kitchen/Diner

Rear double glazed window, double glazed french doors to rear garden, storage cupboard, wall and base units.

### Landing

Carpet flooring, radiator, storage and loft access

### Bedroom

Double glazed window, carpet, flooring, radiator and access to en-suite.

### Ensuite

Double glazed window, w/c, wash hand basin, shower cubicle and heated towel rail.

### Bedroom

Double glazed window, carpet flooring and radiator.

### Bedroom

Double glazed window, carpet flooring and radiator.

### Bathroom

Bath, w/c, wash hand basin and double glazed window.

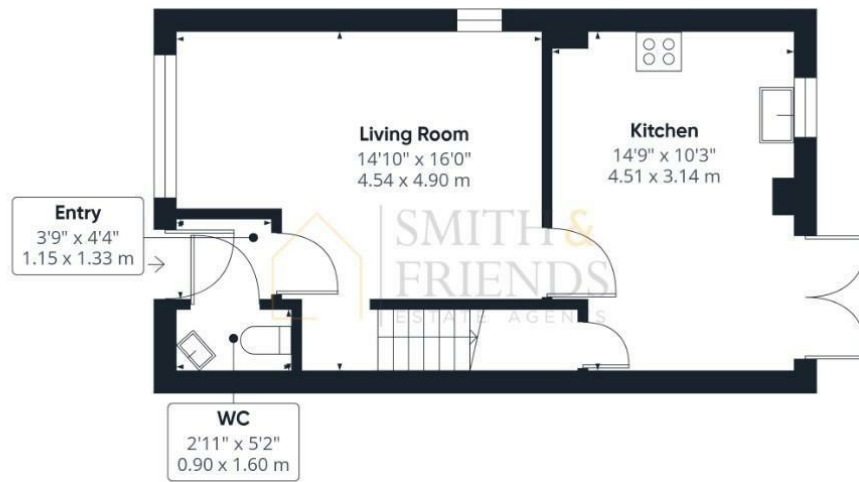
### External

Seating area, laid to lawn, garden house and driveway for ample parking.

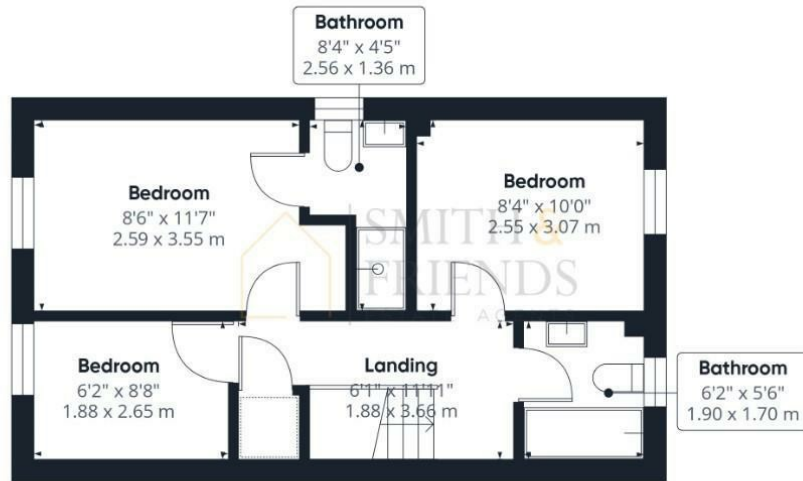








Ground Floor



Floor 1

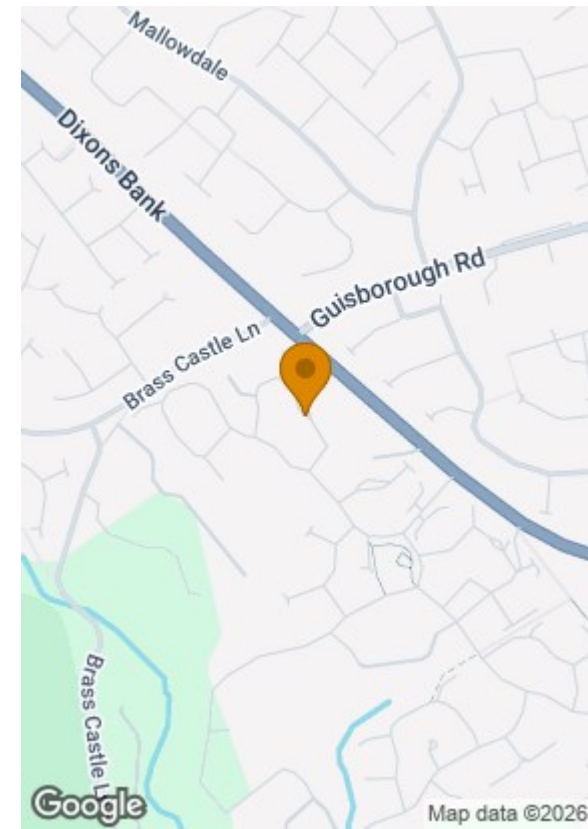


Approximate total area<sup>(1)</sup>  
751 ft<sup>2</sup>  
69.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 96        |
| (81-91) <b>B</b>                            |  | 84                      |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

26 Stokesley Road, Marton, Middlesbrough, TS7

8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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