



A fantastic opportunity to purchase a 50% share in this well-presented and spacious three-bedroom home, offered through the Heylo shared ownership scheme.

Spacious and Light 3-Bedroom Home – 50% Shared Ownership. Heylo Housing (Home Reach) link below regarding shared ownership criteria.

<https://www.homereach.org.uk/general-eligibility>

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.

Borrowby Rise, Nunthorpe, Middlesbrough, TS7 0BA
3 Bed - House - Semi-Detached
50% Shared Ownership £115,000
EPC Rating: B
Council Tax Band: C
Tenure: Leasehold

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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.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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