



Highcliff Close, Middlesbrough, TS8 9FY

welcome to

Highcliff Close, Middlesbrough

This immaculate, four-bedroom detached ex-showhome is presented in pristine condition throughout. With 8 years NHBC warranty remaining. Outside, the property boasts beautifully maintained lawns and a private driveway leading to a garage.

Entrance Hall

Entered via UPVC composite door, storage cupboard, radiator, tiled flooring, stairs to first floor, access to downstairs WC, under stairs storage cupboard.

Lounge

14' 8" (max) x 11' 11" (max) (4.47m (max) x 3.63m (max))
UPVC double glazed window to front, radiator, TV point, telephone point.

Downstairs Wc

Low level low flush WC, chrome heated towel rail, part tiled wall, wash hand basin with mixer tap, extractor fan, spotlights.

Kitchen

18' (max) x 11' (max) (5.49m (max) x 3.35m (max))
Symphony fully fitted kitchen with wall and base units with complimentary marble working surfaces, 1 1/2 bowl sink/drainers with mixer tap, 5 ring gas AEG hob, double integral electric AEG oven, AEG extractor fan, integral fridge/freezer, spotlights, integral Electrolux dishwasher, UPVC double glazed window to rear, UPVC double glazed door to rear.

Utility Room

5' 7" (max) x 3' 10" (max) (1.70m (max) x 1.17m (max))
Symphony base units with complimentary marble working surfaces, radiator, integral Electrolux washing machine, spotlights.

Landing First Floor

Radiator, void loft access.

Bedroom 1

11' 10" (max) x 10' 8" (max) (3.61m (max) x 3.25m (max))
UPVC double glazed window to front, radiator, fitted Symphony wardrobes, access to en-suite.

En-Suite

Tiled flooring, tiled walls, wash hand basin with mixer tap and under storage, low level low flush WC, double shower with bi-fold doors, wall mounted shower head, extractor unit, spotlights.

Bedroom 2

11' 6" (max) x 9' 2" (max) (3.51m (max) x 2.79m (max))
UPVC double glazed window to rear, radiator, fitted Symphony wardrobes.

Bedroom 3

10' 10" (max) x 9' 3" (max) (3.30m (max) x 2.82m (max))
UPVC double glazed window to rear, radiator.

Bedroom 4

7' 8" (max) x 7' 4" (max) (2.34m (max) x 2.24m (max))
UPVC double glazed window to front, radiator.

Family Bathroom

Bath with hand held shower and mixer taps, wash hand basin with under storage, heated chrome towel rail, low level low flush WC, tiled walls, spotlights, extractor unit.

Externally

Rear Garden

Patio sitting area, stone section, enclosed by timber fencing, security lighting.

Front Garden

Well maintained lawn, driveway for upto three cars leading to single garage.

Garage

Single garage with two skylights, personnel door to rear, power and light.



Agents Note:

The property is sold on a Freehold Title however an annual service charge applies. We ask that interested parties satisfy themselves in this regards before proceeding.



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Highcliff Close, Middlesbrough

- DETACHED FAMILY HOME
- EX SHOWHOME - 8 YEARS NHBC REMAINING
- IMMACULATE AND MODERN THROUGHOUT
- MASTER BEDROOM WITH EN SUITE
- DRIVEWAY LEADING TO GARAGE

Tenure: Freehold EPC Rating: B

£295,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
MAR110271 - 0005

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