



Highfield Road, Middlesbrough TS4 2QP

welcome to

Highfield Road, Middlesbrough

This extended two-bedroom semi-detached bungalow offers a fantastic opportunity for those looking to add their own touch. With spacious and well-planned accommodation. While the driveway to the front offers ample off-road parking and leads to a garage for additional storage.

Entrance Hall

Entered via UPVC double glazed door, radiator.

Lounge

12' 4" into bay x 12' 5" into alcove (3.76m into bay x 3.78m into alcove)
UPVC double glazed bow window to front, radiator, TV point, telephone point.

Kitchen

21' 8" x 8' 6" (6.60m x 2.59m)
Range of base and wall units, complementary work surfaces, radiator, integral electric oven, UPVC double glazed window to side, four ring induction hob with extractor fan, plumbing for washing machine.

Garden Room

7' 11" x 11' 8" (2.41m x 3.56m)
UPVC double glazed sliding door leading to rear garden, radiator, UPVC double glazed window to side.

Bedroom 1

11' 9" into bay x 11' 9" (3.58m into bay x 3.58m)
UPVC double glazed bow window to front, radiator.

Bedroom 2

10' 3" x 11' (3.12m x 3.35m)
UPVC double glazed window to rear, radiator, access to ensuite.

Ensuite

W/C, wash hand basin with mixer tap and under storage unit, UPVC double glazed window to rear, chrome heated towel rail.

Bathroom

W/C, accessible bath, wall mounted shower, wash hand basin with mixer tap, chrome heated towel rail.

Externally

Front Garden

Driveway leading down the side of the property, access to the garage.

Rear Garden

Turfed rear garden, patio seating area , timber built storage shed.





view this property online mannersandharrison.co.uk/Property/MAR110926



welcome to

Highfield Road, Middlesbrough

- IDEAL FOR DOWNSIZING
- MODERN FITTED KITCHEN
- GARDEN ROOM
- ENSUITE
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£145,000



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

view this property online mannersandharrison.co.uk/Property/MAR110926



Property Ref:
MAR110926 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk