

Situated in the ever-popular Hemlington area of Middlesbrough, this beautifully presented three bedroom semi-detached home offers a perfect blend of modern style and comfortable family living. Approximately 7 years old, the property has been thoughtfully maintained and is ready to move straight into.

Boasting bright and deceptively spacious accommodation, the property offers a high level of specification throughout, ideal for first-time buyers, young families, or those looking to upsize into a well-connected residential location.

Key Features:

- Three Generous Bedrooms
- Contemporary Kitchen/Dining Area with modern fittings
- Spacious Lounge with ample natural light
- Sleek Family Bathroom with quality fixtures and fittings
- Ground Floor WC

Outside, the property enjoys off-street parking and a generous rear garden, perfect for entertaining, relaxing, or children's play. Located close to local amenities, schools, and excellent transport links, this home offers both convenience and comfort in equal measure.

Early viewing is essential to appreciate the quality and space on offer.

Highcliff Close, Middlesbrough, TS8 9FY

3 Bed - House - Semi-Detached

£160,000

EPC Rating: B

Council Tax Band: B

Tenure: Freehold



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ESTATE AGENTS

Highcliff Close, Middlesbrough, TS8 9FY



Entrance Hall

Kitchen

7'3" x 11'1" (2.21m x 3.38m)

Lounge

14'3" x 14'4" (4.35m x 4.38m)

Cloakroom WC

First Floor

Bedroom 1

13'8" x 9'5" (4.17m x 2.89m)

Bedroom 2

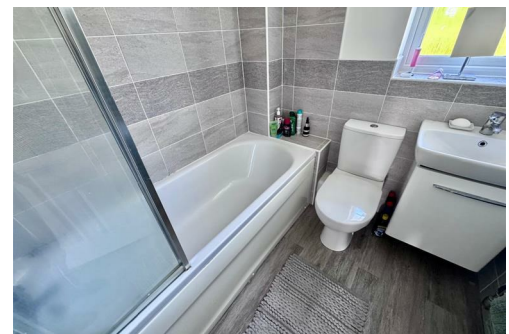
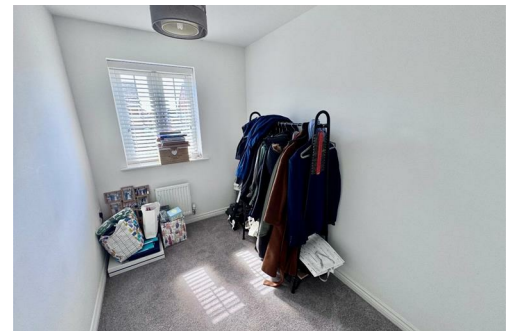
11'10" x 7'10" (3.61m x 2.39m)

Bedroom 3

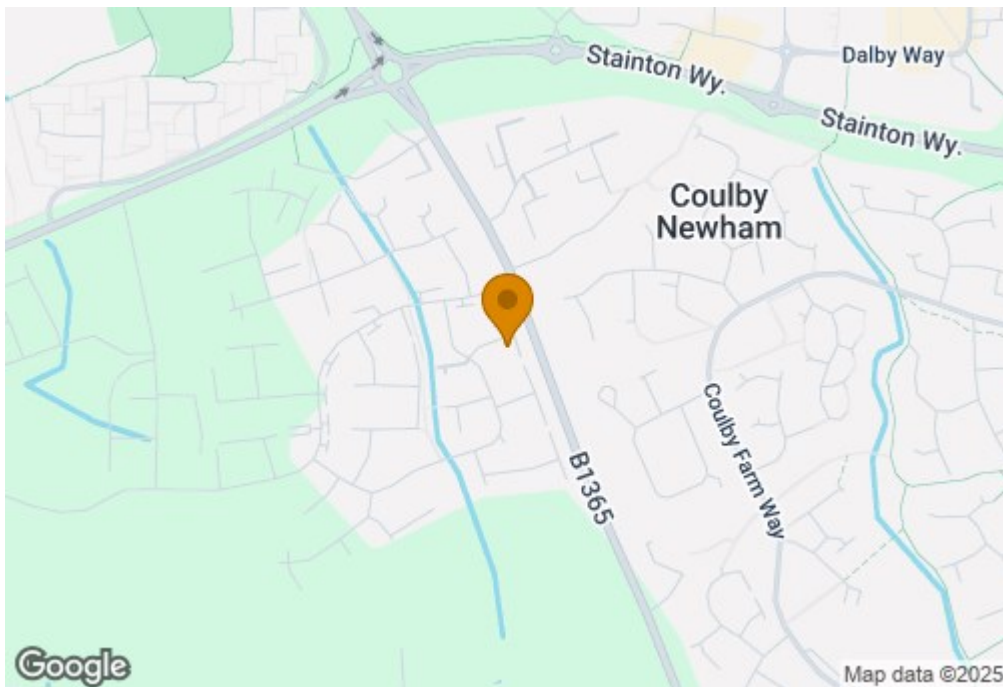
6'2" x 7'5" (1.90m x 2.27m)

Bathroom

6'3" x 6'0" (1.91m x 1.85m)

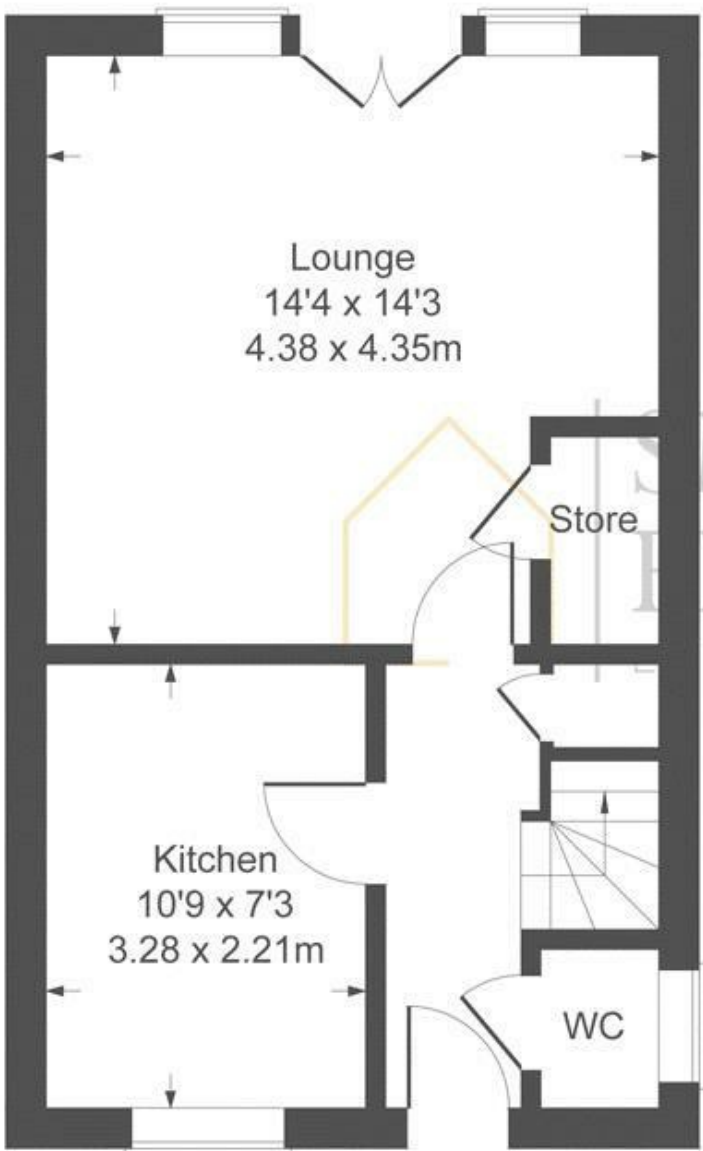


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GROUND FLOOR



FIRST FLOOR

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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 	

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