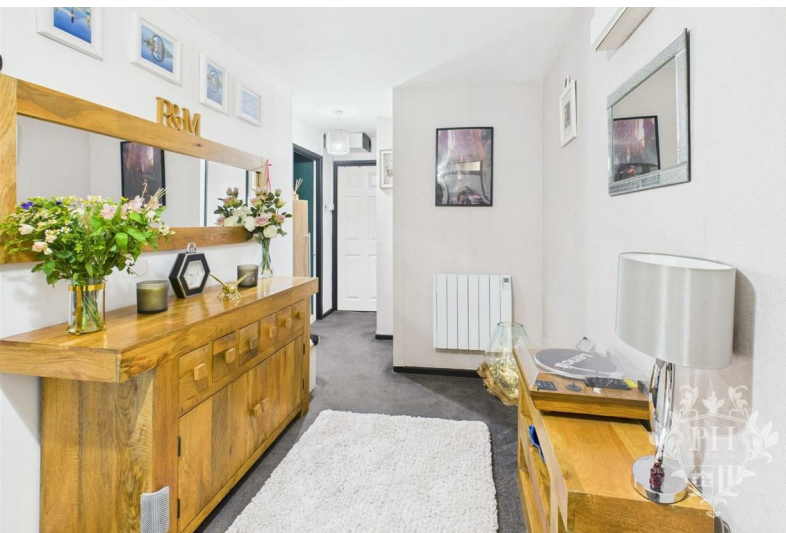




3 Alberta House Highfield Road , Middlesbrough, TS4 2NP

£89,950



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Service Charge

The ground rent is £60 a month, inclusive of the service charge, which includes building insurance. However, this will need to be confirmed by a solicitor as we have not had sight of the lease listing the assumed charges.

ENTRANCE

6'8" x 11'6" (2.05m x 3.53m)

As you approach the property, you're greeted by well-kept communal gardens that lead to a secure, shared entrance hallway. Step through the front door and into a light-filled corridor, which serves as the central hub of the home. From here, you can access the spacious main reception room, a thoughtfully designed kitchen, two comfortable bedrooms, and a modern bathroom.

HALLWAY

6'8" x 11'6" (2.05m x 3.53m)

This hallway opens up into a generous, inviting space, where the soft gray carpet stretches underfoot, adding a cozy warmth to the area. The crisp, white walls glow against the plush carpet, creating a clean, fresh contrast. A compact radiator quietly hums in the corner, gently warming the hallway with a subtle, comforting heat.

RECEPTION ROOM

16'7" x 9'9" (5.08m x 2.99m)

The reception room offers ample space, easily

fitting a two-piece suite along with several additional storage units without feeling crowded. Natural light pours in through a large UPVC double-glazed window, creating a bright and inviting atmosphere, while a well-placed radiator ensures the room stays warm and comfortable throughout the year.

KITCHEN

13'6" 6'8" (4.12m 2.05m)

The kitchen features a generous selection of wall-mounted cupboards, base cabinets, and spacious drawers, offering plenty of storage for cookware and utensils. There's ample countertop space for meal preparation, along with designated areas for freestanding appliances such as a fridge, oven or dishwasher. A large UPVC double-glazed window lets in abundant natural light and provides a lovely view of the gardens, creating a bright and welcoming atmosphere.

BEDROOM ONE

12'5" x 10'0" (3.81m x 3.07m)

The first bedroom is spacious enough to comfortably accommodate a double bed, along with a few essential storage pieces such as a dresser or wardrobe. Natural light fills the room through a modern UPVC double-glazed window, while a fitted radiator keeps the space warm and inviting. The floor is finished with soft carpeting, creating a cozy atmosphere ideal for rest and relaxation.

BEDROOM TWO

10'8" x 8'9" (3.26m x 2.67m)

The second bedroom, while more compact than the primary, still offers enough space for a single bed and sizable storage units. Natural light fills the room through a UPVC double-glazed window, and a radiator ensures it stays warm and comfortable. The floor is finished with soft carpeting, making the space both practical and inviting.

BATHROOM

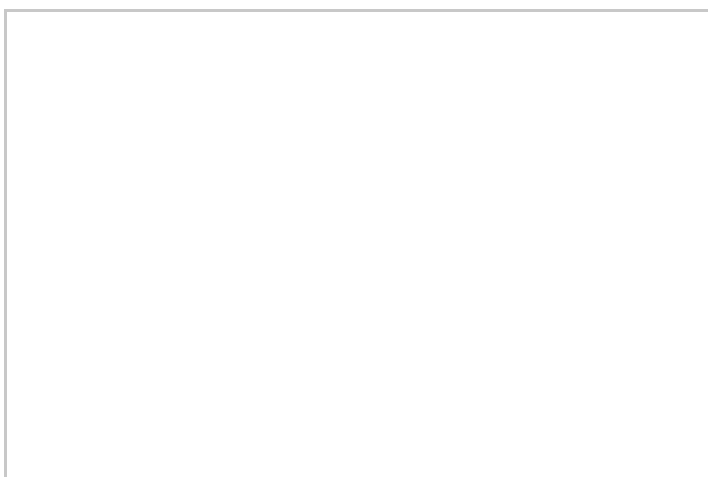
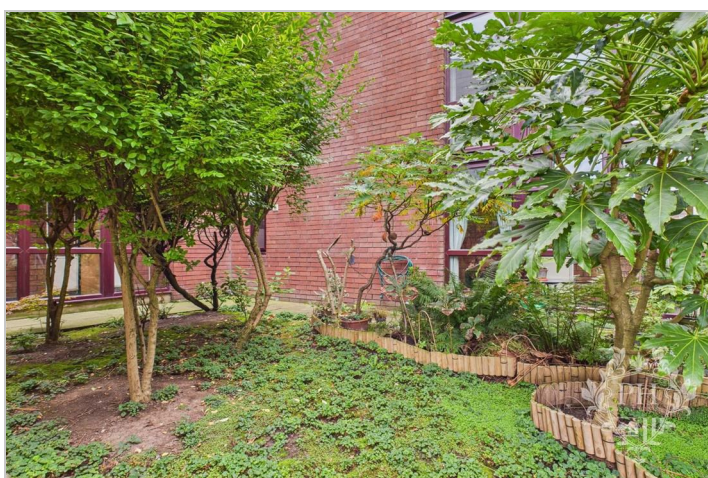
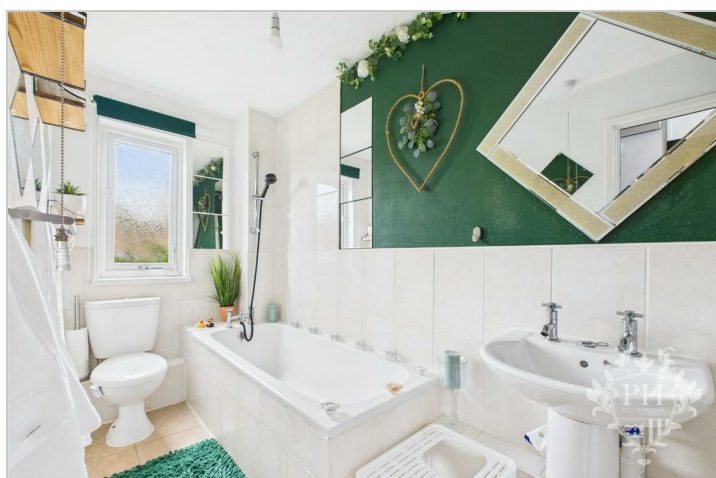
4'7" x 10'8" (1.42m x 3.26m)

Step into this inviting bathroom, where a sleek three-piece suite sets the tone for relaxation and style. The generous bathtub invites long, soothing soaks, while the overhead thermostatic shower promises a perfect temperature every time—ideal for both quick morning routines and lingering evening unwinds. A contemporary hand basin, with its clean lines and ample counter space, makes daily tasks feel just a bit more luxurious. The low-level W.C. is thoughtfully

positioned for comfort and practicality. Sunlight pours in through a frosted UPVC double-glazed window, bathing the space in a soft, natural glow while maintaining complete privacy. Elegant tiles line the walls, their modern finish not only enhancing the room's sophistication but also making cleanup an effortless affair.

EXTERNAL

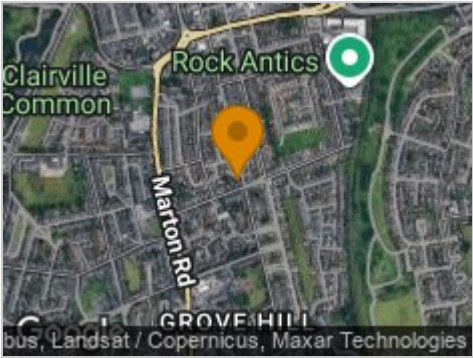
The property benefits from communal gardens, large amount of communal parking and is located on the ground floor and is just a short drive from local amenities, schools and James Cook Hospital.



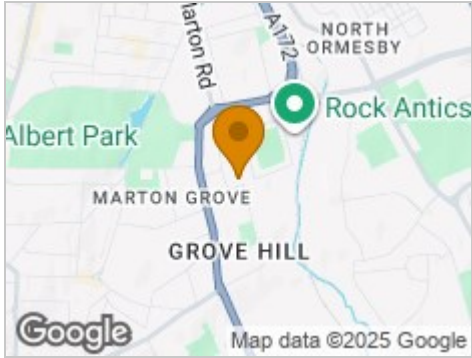
Road Map



Hybrid Map



Terrain Map



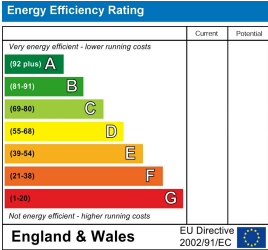
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.