



82 Highfield Road

, Middlesbrough, TS4 2QP

Offers In The Region Of £130,000



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HALLWAY

Step through the crisp white UPVC double glazed door, leaving the front garden behind as you're welcomed into a sunlit hallway. Natural light pours in, illuminating the inviting space and setting a cheerful tone for the home. From here, you can easily access the airy reception room, the open kitchen and dining area, two generously sized bedrooms, and a well-appointed family bathroom.

RECEPTION ROOM

Tucked away at the back of the property, the reception room offers a cozy retreat with enough space for a comfortable two-piece suite. There are a few built-in storage units for essentials, while a radiator ensures the space stays warm and inviting. Sunlight streams in through the French doors, which open directly onto the patio, creating a seamless connection between indoor comfort and outdoor relaxation.

KITCHEN/ DINING ROOM

The kitchen features sleek, contemporary cabinetry in a soft light grey, including wall-mounted cupboards, spacious base units, and deep drawers, all topped with pale work surfaces that brighten the room and provide a clean contrast. There is ample space for your choice of free-standing appliances, making the kitchen as practical as it is stylish. Sunlight streams in through two well-positioned windows, highlighting the modern design, while a radiator ensures the space stays warm and inviting.

At the far end of the kitchen, the open-plan dining area offers plenty of room for a large dining table—perfect for family meals or entertaining guests. A striking fire surround with a gas coal fire serves as a cozy focal point, adding character and warmth to the setting. This area is further enhanced by its own window, which bathes the space in natural light, and an additional radiator to keep it comfortable year-round.

BEDROOM ONE

The first bedroom faces the front of the house, welcoming plenty of natural light through a large bay window that stretches across one wall. There's ample room for a double bed, as well as generous space for larger wardrobes or storage units without feeling crowded. Soft carpeting underfoot and a radiator complete the room, creating a warm and inviting atmosphere.

BEDROOM TWO

The second bedroom overlooks the front of the property, offering ample space for a double bed along with generous storage options such as wardrobes or dressers. A striking bay window floods the room with natural light, while a radiator ensures comfort year-round. Soft carpeting underfoot adds a cozy finishing touch.

FAMILY BATHROOM

The bathroom features a well-appointed three-piece suite, including a spacious step-in shower cubicle with a sleek glass screen and a shower fixture. A stylish hand basin is set atop a built-in drawer system, providing both functionality and storage, while the low-level w.c. blends seamlessly with the room's contemporary fittings. Natural light filters through a frosted window, offering privacy without sacrificing brightness. The space is finished with a tiled surround and a radiator, ensuring comfort and a polished, cohesive look.

EXTERNAL

This property features a welcoming front garden, perfect for adding a touch of greenery or seasonal flowers, alongside a spacious driveway that curves gracefully down the side of the home and leads to a detached garage. At the back, you'll find an expansive rear garden, complete with a generous patio area ideal for outdoor dining or relaxing, and a well-kept lawn that offers plenty of space for children to play or for gardening enthusiasts to create their own oasis. Conveniently located, the home is just a short drive from local shops, well-regarded schools, the vibrant heart of Middlesbrough town centre, and provides easy access to the A66 for commuters.

IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple
Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

Tel: 01642 462153

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.

- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.

- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.

- We reserve the right to amend or withdraw this property from the market at any time without notice.

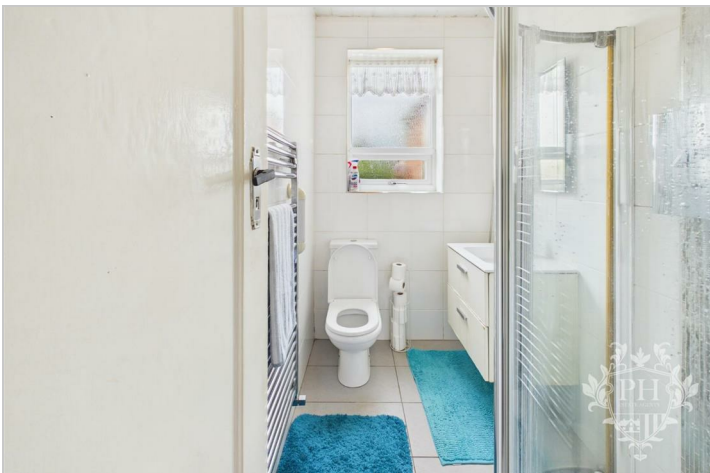
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.

- Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

- All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.