PH ESTATE AGENTS

# 3 Alberta House Highfield Road

, Middlesbrough, TS4 2NP

£85,000

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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.

### 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

• 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.

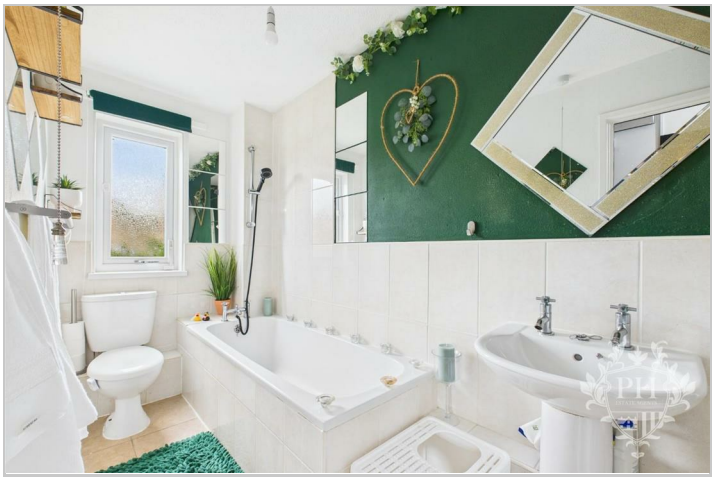
Legal Services

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!

Tel: 01642 462153

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

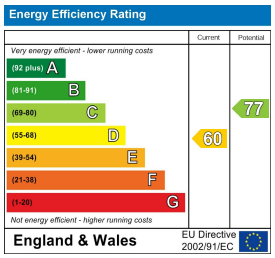
## Terrain Map

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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