



Alberta House Highfield Road,Middlesbrough TS4 2NP

welcome to

Alberta House Highfield Road, Middlesbrough

This welcoming ground floor flat is perfectly suited to anyone looking to downsize or take their first step onto the property ladder.

Entrance Hall

Enter through wooden door into hallway, radiator, storage cupboard.

Lounge

16' 6" x 9' 8" (5.03m x 2.95m)

UPVC double glazed window to rear, coving.

Kitchen

6' 7" x 13' 6" (2.01m x 4.11m)

Fully fitted kitchen, electric oven, electric hob, recess for washing machine/dryer, recess for fridge/freezer, 1 1/2 bowl sink with draining board, UPVC double glazed window facing communal garden.

Bedroom 1

9' 8" x 13' 6" (2.95m x 4.11m)

UPVC double glazed window facing communal garden, radiator.

Bedroom 2

10' 8" x 8' 7" excl door recess (3.25m x 2.62m excl door recess)

UPVC double glazed window facing communal gardens, radiator.

Bathroom

UPVC double glazed frosted window, toilet, panel style bath, shower, pedestal style wash hand basin, radiator.

Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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Alberta House Highfield Road, Middlesbrough

- SPACIOUS GROUND FLOOR FLAT
- GREAT FOR FIRST TIME BUYERS
- IDEAL FOR DOWNSIZERS
- MODERN FITTED KITCHEN
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: D

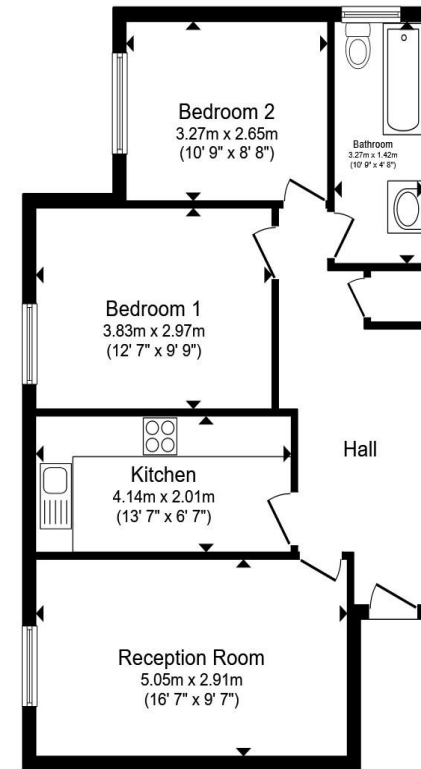
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 72.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Nov 1989.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£85,000



Total floor area 61.5 m² (662 sq.ft.) approx

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.propertybox.io

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Property Ref:
MAR112171 - 0004

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.

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