HIGHFIELD ROAD, LONGLANDS, MIDDLESBROUGH, TS4 2QN

- New Roof & Combi Boiler In 2023
- Two Bedroom Semi Detached Bungalow
- Simple Chain Free Sale
- UPVC Double Glazed Windows & Exterior Doors
- Ideal For Anyone Looking to Downsize
- Walking Distance to Major Bus Routes
- Kitchen with Modern White Units
- Sunny South Facing Rear Garden

£129,950

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Ideal for anyone looking to downsize, this two bedroom bungalow is ready to move straight into and is a simple chain free sale.

Notable features include a new roof and combi boiler in 2023, sunny south facing rear garden, stylish shower room, walking distance to major bus routes, kitchen with modern white units, and UPVC double glazed windows and exterior doors.

The property comprises entrance hall, open plan lounge/dining room, kitchen, two bedrooms and a shower room.

GROUND FLOOR

ENTRANCE HALL
With UPVC entrance door, radiator and loft access.

LOUNGE DINER - 6.7m x 3.2m (22' x 10'6")
With electric flame effect fire and two radiators.

KITCHEN - 2.2m x 2.9m (7'3" x 9'6")
With white wall, drawer, and floor units, roll edge worktop, space for freestanding electric oven, stainless steel sink, space for washing machine and space for fridge freezer, French doors to the rear garden and spotlights in the ceiling.

BEDROOM ONE - 3.3m x 3.3m (10'10" x 10'10")
With radiator.

BEDROOM TWO - 3.6m x 2.7m (11'10" x 8'10")
With radiator.

SHOWER ROOM - 1.4m x 2.7m (4'7" x 8'10")
Comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, walk-in shower, chrome towel radiator and cladded walls.

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EXTERNALLY

To the front there is brick wall boundary with iron fencing and to the rear there is south facing fence enclosed garden with artificial lawn and flagstone patio.

AGENTS REF: - TM/LS/MID250578/05112025

Council Tax Band: B **Tenure:** Freehold

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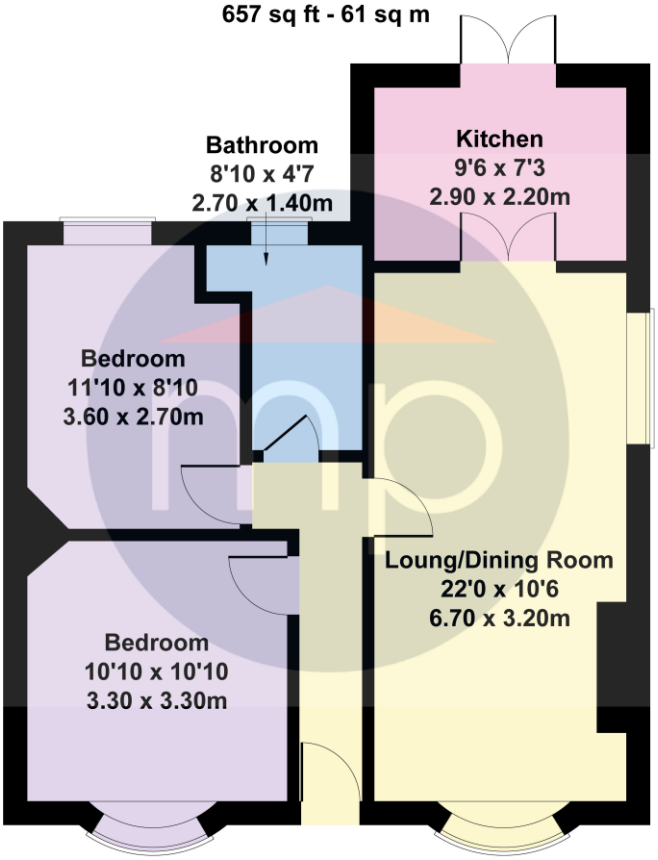
77 Highfield Road

Approximate Gross Internal Area
657 sq ft - 61 sq m



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