

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Ventnor Road

, Middlesbrough, TS5 6DU

£850



Council Tax:

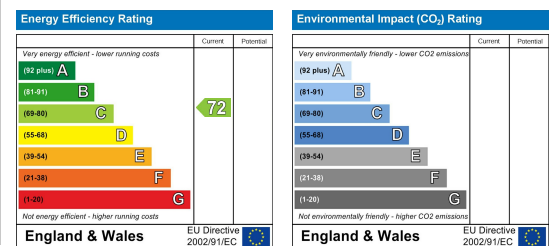
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Teesside Lettings Office on 01642 217524 if you wish to arrange a viewing appointment for this property or require further information.



Hunters are delighted to offer this NEWLY RENOVATED to a very high standard, SPACIOUS family home in a sought after local residential area! THIS ONE WONT BE AVAILABLE LONG!!!

The property briefly comprises of:

A large entrance hall with storage cupboard, 2 large reception rooms, a modern kitchen, a large utility room with 1 large storage cupboard, 3 modern bedrooms 2 of which are larger than double rooms, a modern bathroom and a rear enclosed garden with part astro turf.

Video viewing available

A minimum household income required for the application process

Subject to acceptable referencing checks

Please contact Hunters on [teessidelettings@Hunters.com](mailto:teessidelettings@Hunters.com)

## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

71 Borough Road, Middlesbrough, TS1 3AA

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