

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Crescent Road

, Middlesbrough, TS1 4QN

£99 Per Week



Council Tax:

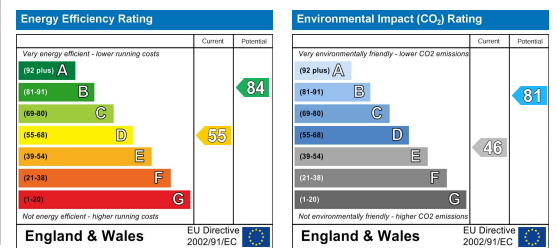
## Floor Plan



## 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.

- 2 EN-SUITE ROOMS AVAILABLE
- ALL BILLS INCLUDED (T&Cs Apply)
- LIGHTENING FAST 350MB INTERNET SPEED
- DISHWASHER AND LARGE AMERICAN STYLE FRIDGE FREEZER
- SPACIOUS KITCHEN AND COMMUNAL AREAS
- CALL HUNTERS ON 01642 927722 TO ARRANGE YOUR VIEWING!!

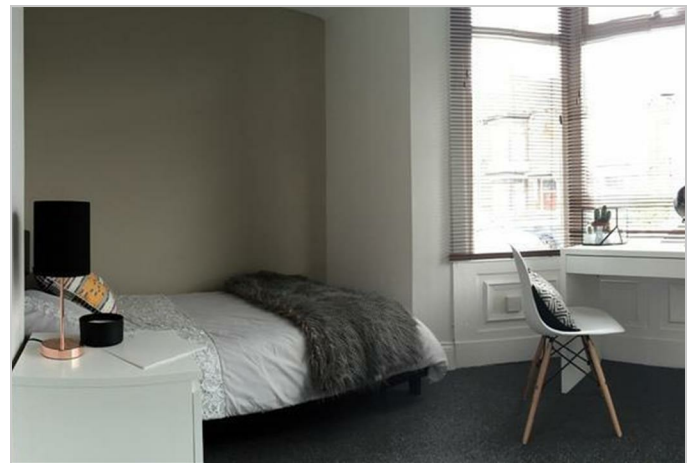
HUNTERS ARE DELIGHTED TO OFFER THIS STUDENT/ PROFESSIONAL ENSUITE HOUSE SHARE AVAILABLE FOR THE 2024/2025 ACADEMIC YEAR!!!

10 minute walk from Teesside University and good transport links close to the property.

Spacious kitchen comprising of a large American style fridge freezer with water dispenser, dishwasher and larger capacity washing machine and dryer to name a few!  
Large communal areas  
Modern fittings and facilities throughout

BILLS INCLUDED!! (T&Cs Apply)  
Virgin Media business broadband at a lightening fast 350mb.

Contact [teessidelettings@hunter.com](mailto:teessidelettings@hunter.com) to arrange your viewing now!!



## 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.

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