

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Abingdon Road

, Middlesbrough, TS1 2DP

£115 Per Week



Council Tax:

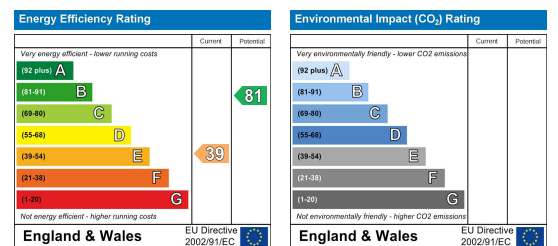
## Floor Plan



## 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.

- SPACIOUS 4 BEDROOM EN-SUITE ▪ AVAILABLE NOW STUDENT HOME
- BILLS INCLUDED (T&Cs Apply) ▪ 305MB UNLIMITED VIRGIN MEDIA BUSINESS FIBRE BROADBAND!!
- MODERN FIXTURES AND FITTINGS ▪ NOT TO BE MISSED!
- CALL HUNTERS ON 01642 217524 TO ARRANGE YOUR VIEWING ▪ CLOSE TO TEESSIDE UNI
- REAR ENCLOSED YARD

STUDENT ACCOMMODATION AVAILABLE NOW!

BILLS INCLUDED!! including 305MB UNLIMITED VIRGIN MEDIA BUSINESS FIBRE BROADBAND!!

FULLY REFURBISHED AND ALL BEDROOMS WITH ENSUITES!

the property briefly comprises of:

Communal Lounge, with 2 x sofas, wall mounted TV!  
Modern kitchen  
Guest toilet  
4 double size bedrooms with all furniture and ENSUITES!!

We are not expecting this property to be on the market long!

Please contact Hunters on [teessidelettings@Hunters.com](mailto:teessidelettings@Hunters.com) quickly to not be disappointed!



## 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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