



## 11 Clifton Street

, Middlesbrough, TS1 4BZ

**£475 Per month**

Rooms from £100 per week

Progression Property are delighted to bring to the rental market this 5 bedroom spacious property. This House Share is ideal for working professionals and students alike.

Clifton St is less than 5 minutes from Teesside university and a few minutes from the town centre with all its attractions, shops and restaurants.

There are 4 rooms available in this house share, they are all double rooms with double bed and mattress, bedside tables, desk and chair. The rent is inclusive of all bills.

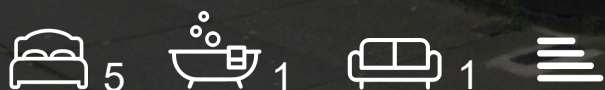
Communal areas include bathroom and separate shower room, cosy sitting room and well proportioned and well equipped kitchen.

Properties of this standard don't stay on the rental market for long so don't delay - book your viewing today...

- Less than 5 minutes to Teesside University
- Close to Town centre Shops and Restaurants
- Spacious Double Bedrooms
- Well Equipped Kitchen
- Communal Lounge
- Bathroom and Shower Room
- Communal Private Walled Rear Yard
- Inclusive of Bills

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

329 Linthorpe Road, Middlesbrough, TS5 6AA

Tel: 01642 063352 Email: [info@progression-lettings.co.uk](mailto:info@progression-lettings.co.uk) <https://www.progression-property.co.uk>