



## 46 Clifton Street

, Middlesbrough, TS1 4BZ

**£85 Per week**

OFFERED FOR LET IS THIS SPACIOUS FIRST FLOOR DOUBLE BEDROOM (SHARED BATHROOM FACILITIES), WHICH IS SET IN THIS BEAUTIFULLY PRESENTED 3 STOREY AND 5 BEDROOM STUDENT HOUSE. THE PROPERTY IS LOCATED A MATTER OF A COUPLE OF MINUTES FROM LINTHORPE ROAD AND 5 MINUTES WALK TO THE UNIVERSITY OF TEESIDE. THE PROPERTY HAS BEEN RECENTLY REFURBISHED, WITH MODERN DECORATION, FIXTURES AND FITTINGS THROUGHOUT INCLUDING THE KITCHEN, AND BATHROOMS / WC'. THE PROPERTY, INCLUDING THIS BEDROOM, IS FULLY FURNISHED AND OFFERED FOR LET TO STUDENTS WITH ALL ROOM RATES INCLUDING BILLS. THERE IS A TOTAL OF 5 STUDENT BEDROOMS IN THIS PROPERTY, SO YOU WILL BE SHARING WITH 4 OTHER STUDENTS. HOWEVER DUE TO THE FACT THAT THE PROPERTY IS SPREAD OVER THREE STOREYS ALL BEDROOMS ARE OF A GENEROUS SIZE.

- You will require a bond and guarantor for this property
- Room rate is inclusive of bills
- Only students will be accepted
- A 12 month lease
- There is a shower room, two separate WC' and a Bathroom in this property
- The property has a beautifully presented rear courtyard.

### Viewing

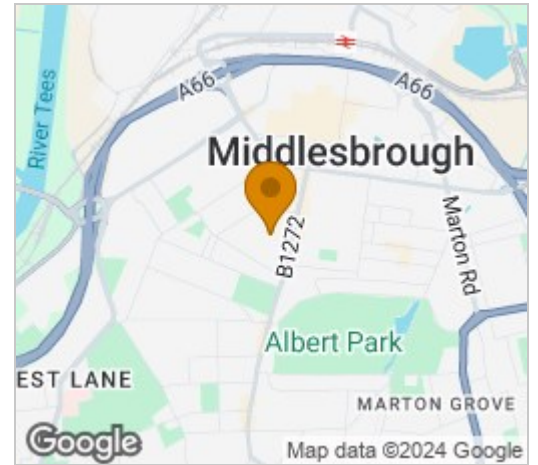
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



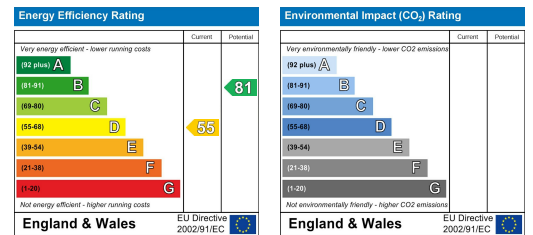
## Floor Plan



## Area Map



## Energy Efficiency Graph



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>