



## r5 39 Gresham Road , Middlesbrough, TS1 4LU

**£476 Per week**

Immaculately presented student room with en-suite bathroom and bills included

Located on Gresham road just a 7 minute walk from Teesside university, just a minutes walk from Borough roads bus routes and a short walk to Middlesbrough Centre's shops, bars and restaurants.

There are 5 fully furnished bedrooms all including a brand new bed and mattress, wardrobe and chest of draws. This room is the largest in the house and comes with an en-suite shower room including a W/C and basin.

Communal areas include an extensive, fully fitted kitchen and a spacious seating/dining area to the end of the kitchen.

There are 5 fully furnished bedrooms all including a brand new bed and mattress, wardrobe and chest of draws. Four of the rooms have en-suite shower rooms including a W/C and basin and the 5th has an off suite shower room.

Externally there is on street parking to the front and a large yard to the rear.

Everything in this property is brand new and a high standard, carpets, furniture, kitchen and bathrooms, fancy being the first occupants?

### 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.



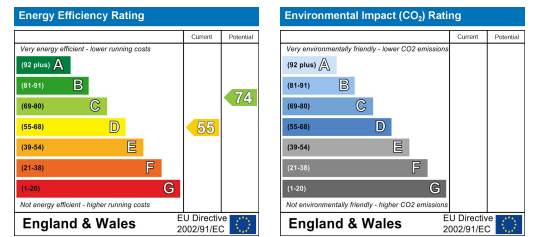
## Floor Plan



## 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>