



## room 3 25 Albany Street

, Middlesbrough, TS1 4DB

**£325 Per month**

ARE YOU AND YOUR FRIENDS LOOKING FOR AN AFFORDABLE STUDENT PROPERTY? THEN LOOK NO FURTHER! THIS PROPERTY OFFERS SUPERB VALUE FOR MONEY ON A SINGLE ROOM LET BASIS / CENTRALLY LOCATED ON THE 'GRESHAM' SIDE OF MIDDLESBROUGH TOWN CENTRE, JUST OFF PRINCES ROAD, WITHIN A FEW MINUTES OF LINTHORPE ROAD AND THE UNIVERSITY OF TEESIDE / A TOTAL OF 4 BEDROOMS SHARING A BATHROOM / FULLY FURNISHED WITH BILLS INCLUDED / MODERN FIXTURES FITTINGS AND DECORATION / READY FOR NEW TENANTS TO MOVE INTO August 2024. Viewings are taking place now, call to arrange your appointment to avoid disappointment!

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



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