



## r1 88 Clifton Street

, Middlesbrough, TS1 4BX

**£300 Per month**

This Beautifully presented Student only property has recently undergone a refurbishment and is waiting for new student tenants to make the house a home...

This room is available at £300pcm

Whilst bills are excluded from the advertised rent the landlord has opted to install high speed internet!!

Located just a short 7 minute walk to the university, this four bedroomed house is set over three floors and has the advantage of being walking distance to Middlesbrough's bustling town centre whilst being on the corner of a quiet street.

Inside the property comes fully furnished and each room has been carefully thought out by the owners. Each bedroom has a desk and chair, wardrobe, chest of draws and a brand new bed and mattress. Three rooms having double beds and the top floor 'suite' having a single.

The spacious living area includes sofas, dining tables and a mirror on the feature wall.

The ample kitchen comes fully fitted with all modern appliances.

- STUDENTS ONLY
- FOUR BEDROOMS
- 3 FLOORS
- HIGH SPEED INTERNET
- RENT EXCLUSIVE OF BILLS
- FULLY FURNISHED
- RECENTLY REFUSBISHED

### 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.



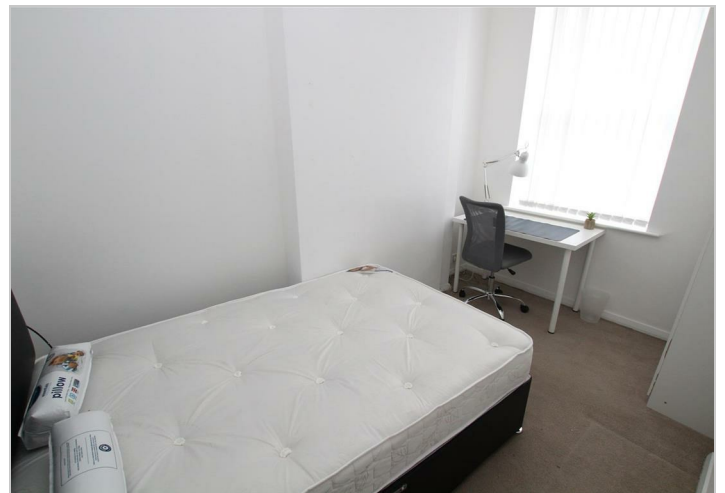
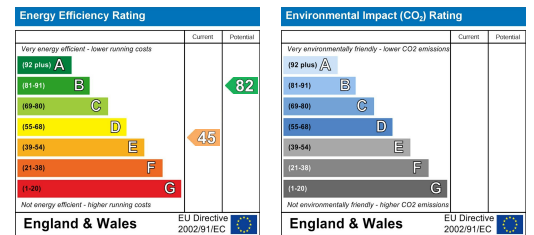
## Floor Plan



## Area Map



## Energy Efficiency Graph



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