



## r4 17 Clifton Street

, Middlesbrough, TS1 4BY

£325 Per month

Located just a short 5 minute walk to the university, this bedroom in a 5 bed house share house has the advantage of being walking distance to Middlesbrough's bustling town centre whilst being on the corner of a quiet street.

Rent is fully inclusive of bills.

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 bed and mattress.

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.

There are two bathrooms with walk in showers in the property for convenience.

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

This property is expected to attract a high amount of interest so call today to arrange your viewing.

- student house share
- bills included
- students only
- fully furnished
- short walk to the university

### 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.



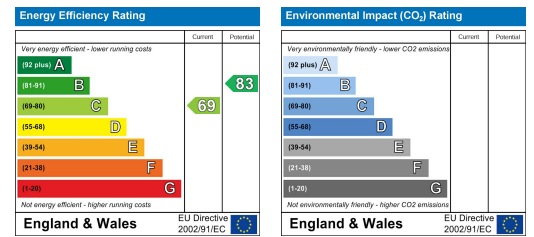
## Floor Plan



## 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.