



**r2 17 Clifton Street**  
 , Middlesbrough, TS1 4BY  
**£325 Per month**

Welcome to this charming property located on Clifton Street in Middlesbrough! This delightful room is perfect for students looking for a cozy and convenient place to call home.

Situated just a short walk away from the university, this property offers not only a comfortable living space but also easy access to all the amenities you might need.

The room is part of a student-only house share, providing a great opportunity to meet new friends and create lasting memories during your time at university. With bills included in the rent, you can enjoy a hassle-free living experience without worrying about additional costs.

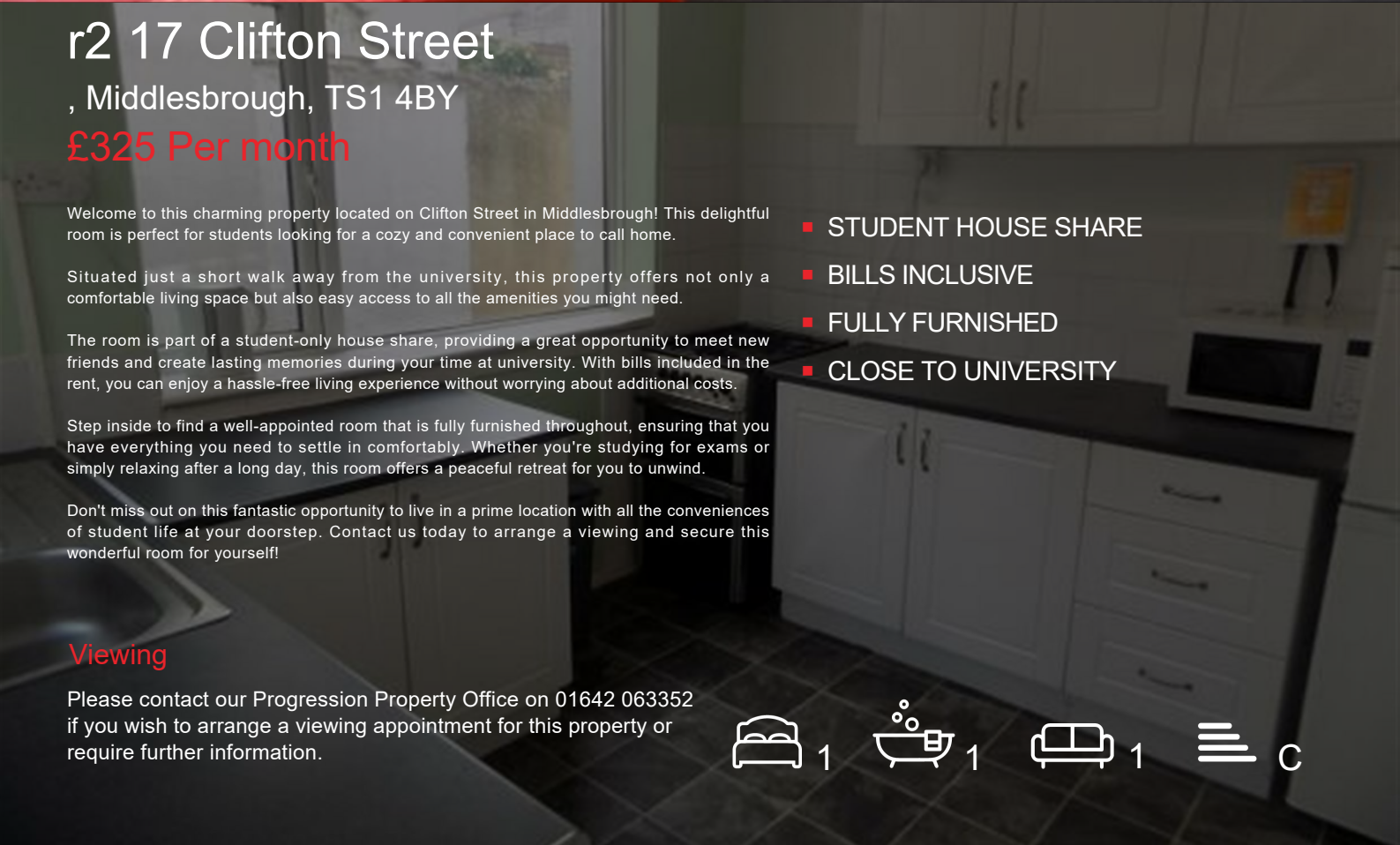
Step inside to find a well-appointed room that is fully furnished throughout, ensuring that you have everything you need to settle in comfortably. Whether you're studying for exams or simply relaxing after a long day, this room offers a peaceful retreat for you to unwind.

Don't miss out on this fantastic opportunity to live in a prime location with all the conveniences of student life at your doorstep. Contact us today to arrange a viewing and secure this wonderful room for yourself!

- STUDENT HOUSE SHARE
- BILLS INCLUSIVE
- FULLY FURNISHED
- CLOSE TO 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.



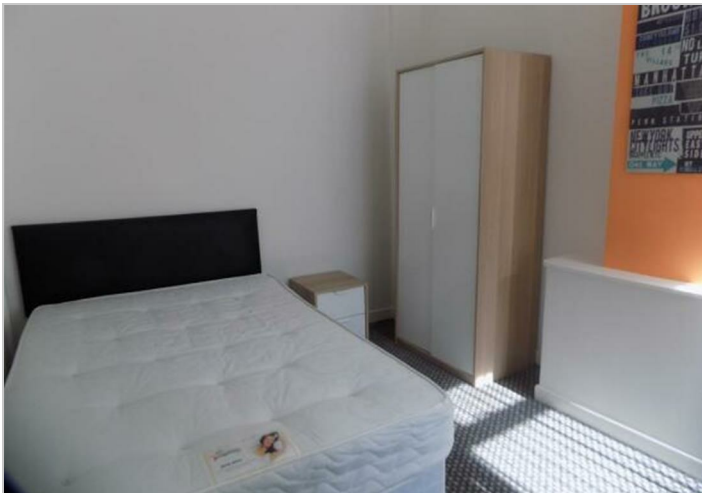
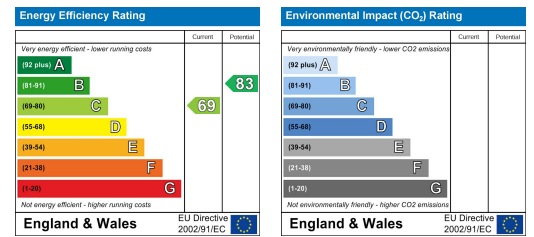
## Floor Plan



## Area Map



## Energy Efficiency Graph



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