



room 7 86 Borough Road , Middlesbrough, TS1 2JH £450 Per month

Welcome to this charming property located on Borough Road in the heart of Middlesbrough. This delightful room is perfect for students or professionals looking for a comfortable and convenient living space.

Upon entering, you are greeted by an extensive reception room, ideal for relaxing or entertaining guests. This attic room provides a peaceful retreat after a long day. With two bathrooms, you'll never have to worry about queuing for the shower in the morning rush.

This property offers a generous 1,905 sq ft of living space, ensuring plenty of room to make it your own. The house share arrangement makes it a sociable and cost-effective option for those seeking shared accommodation.

One of the standout features of this property is that bills are included, taking the hassle out of managing utilities. Additionally, the property comes fully furnished, saving you time and money on furnishing your new home.

Situated in central Middlesbrough, this location offers easy access to all the amenities the town has to offer. Whether it's shopping, dining, or entertainment, everything is just a stone's throw away.

Don't miss out on this fantastic opportunity to live in a well-appointed property in a prime location. Contact us today to arrange a viewing and make this charming room your new home!

- **LARGE ROOM IN AN 8 BEDROOM HOUSE SHARE**
- **STUDENTS OR PROFESSIONALS WELCOME**
- **BILLS INCLUDED**
- **EXTENSIVE KITCHEN/LOUNGE AREA**
- **TWO SHOWER ROOMS**
- **AVAILABLE NOW**

Viewing

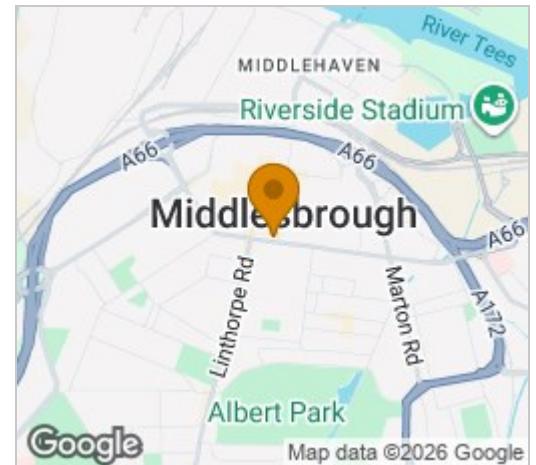
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

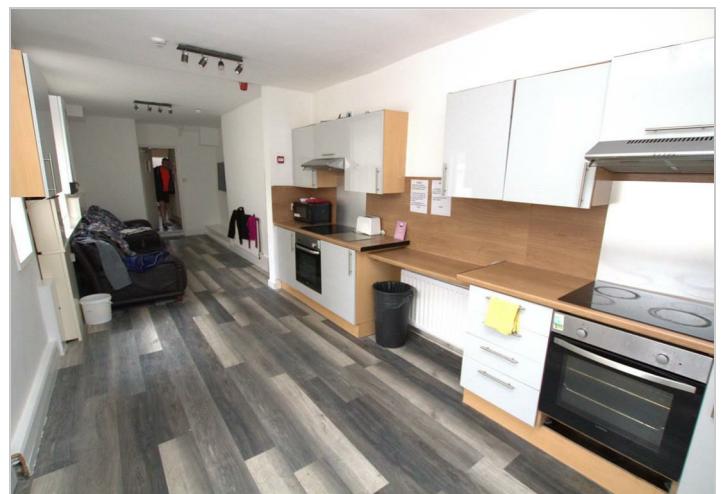
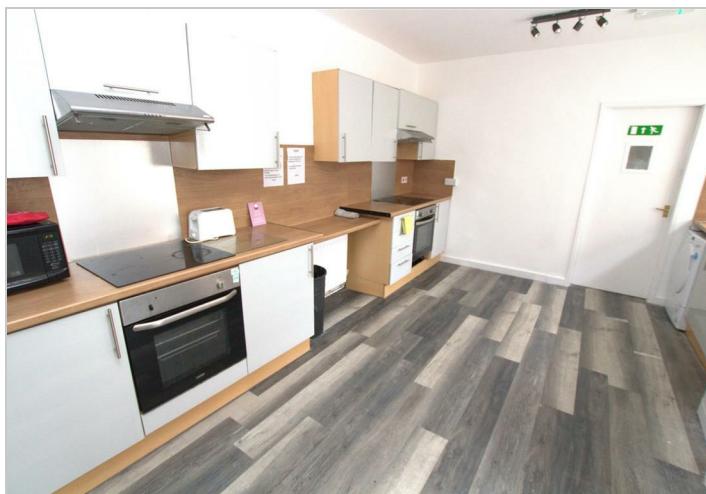


Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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