



## 46 Clifton Street

, Middlesbrough, TS1 4BZ

**Offers in the region of £130,000**

**\*\* SOLD INSTANTLY WITHOUT THE NEED FOR ONLINE MARKETING - DO YOU HAVE A TOWN CENTRE PROPERTY TO SELL? WE HAVE BUYERS WAITING LOOKING FOR SUITABLE PROPERTIES. \*\***

THIS FIVE BEDROOM THREE STOREY END OF ROW TOWN HOUSE OFFERS SPACIOUS ACCOMMODATION THROUGHOUT SET UP FOR SINGLE ROOM LET / STUDENT LIVING. BEING IDEALLY POSITIONED FOR ACCESS TO LINTHORPE ROAD' SHOPS, AMENITIES AND EATERIES AND ALSO THE UNIVERSITY OF TEESSIDE. THE PROPERTY OFFERS A TOTAL OF TWO SHOWER ENCLOSURES, TWO W.C.' AND A COMMUNAL LOUNGE AND A KITCHEN. ONE OF THE BONUS FEATURES OF THE PROPERTY IS A WALL ENCLOSED COURTYARD CARPETED WITH ASTRO TURF MAKING IT IDEAL FOR OUTSIDE DINING AND ENJOYING THE SUMMER SUN. THERE IS HUGE POTENTIAL WITH THIS PROPERTY. THE PROPERTY ALSO HAS GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING.

■ EPC RATING 'D' - 55 / 81

### 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.





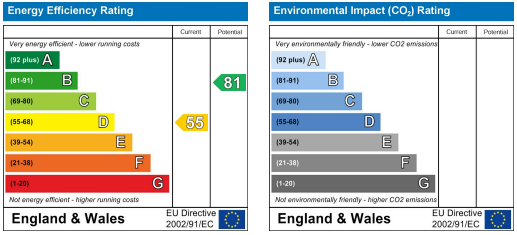
Floor Plan



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.