



## r2 34 Aubrey Street

, Middlesbrough, TS1 3LX

£300 Per month

\*\*\*AVAILABLE FEB 2025\*\*\*\*\*

First floor student room in a four bedroom house share with shower in the room and an off-suite w/c.....

Bills including high speed internet are included in the rent

The room itself includes a double bed and mattress, desk and chair, wardrobe and chest of draws along with a flat screen TV.

This room has an en-suite shower facility which includes an integrated shower cubicle with an off suite w/c and basin.

Communal areas include a cosy living room with seating for all tenants and a dining table. A fully equipped kitchen is situated to the rear of the property.

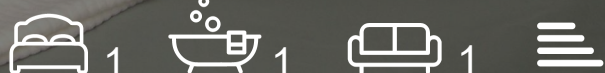
Externally there is on street parking available to the front and a large yard to the rear.

Viewings 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.

- AVAILABLE FEB 2025
- STUDENT HOUSE SHARE
- EN-SUITE ROOM
- BILLS INC IN RENT
- LESS THAN A FIVE MINUTE WALK TO THE UNIVERSITY
- FULLY FURNISHED





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 firms employment has the authority to make or give any representation or warranty in respect of the property.