



# 54 Acton Street

, Middlesbrough, TS1 3NA

### £1,320 Per Month



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#### **Ground Floor**

#### Entrance

With a UPVC double-glazed door to the front and a carpet. Stairs to the first floor.

#### Bedroom 1

A modern room with a carpet, UPVC doubleglazed window, and bedroom furniture. This room leads to a private en-suite.

#### **En-Suite**

A private en-suite with a separate glazed shower unit with a shower, a sink, a W/C and lino flooring.

#### Bedroom 2

A modern room with a carpet, UPVC doubleglazed window, and bedroom furniture. This room leads to a private en-suite.

#### **En-suite**

A private en-suite with a separate glazed shower unit with a shower, a sink, a W/C and lino flooring.

#### **Kitchen**

A new kitchen finished to a high standard. It has wall, base and drawer units, a fan-assisted oven, an electric hob with an extractor fan above, a sink with a mixer tap, built-in fridge freezer and a washing machine.

#### Dining Room

This is open plan with the kitchen and has a new carpet, a large UPVC double-glazed window and a dining table.

#### **First Floor**

#### Bedroom 3

A modern room with a carpet, UPVC doubleglazed window, and bedroom furniture. This room leads to a private en-suite.

#### **En-suite**

A private en-suite with a separate glazed shower unit with a shower, a sink, a W/C and lino flooring.

#### Bedroom 4

A modern room with a carpet, UPVC doubleglazed window, and bedroom furniture. This room leads to a private en-suite.

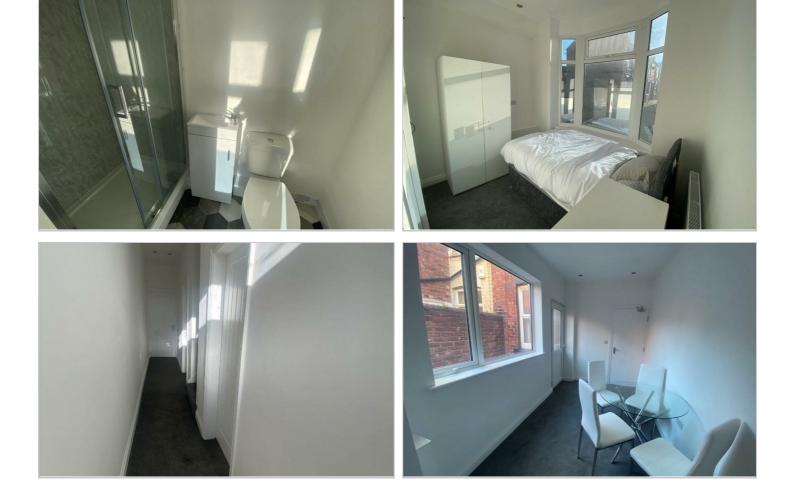
#### **En-suite**

A private en-suite with a separate glazed shower unit with a shower, a sink, a W/C and lino flooring.

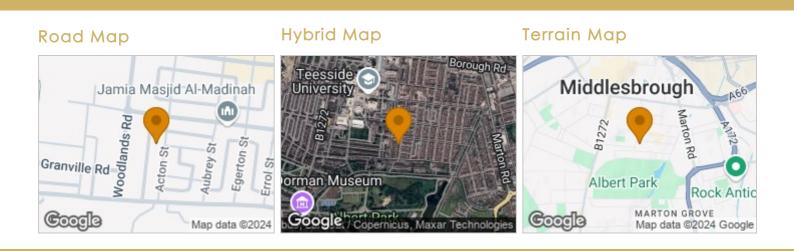
#### External

#### Yard

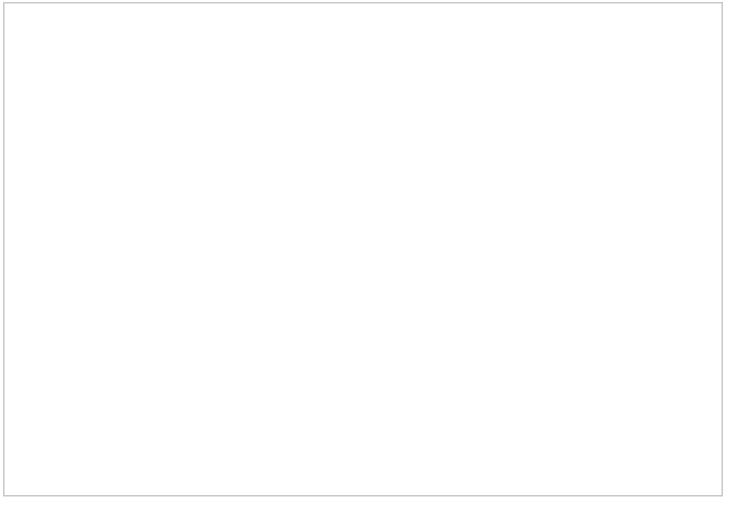
To the rear, there is a secure manageable yard.



https://www.phestateagents.co.uk/



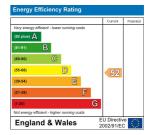
#### **Floor Plan**



#### Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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