

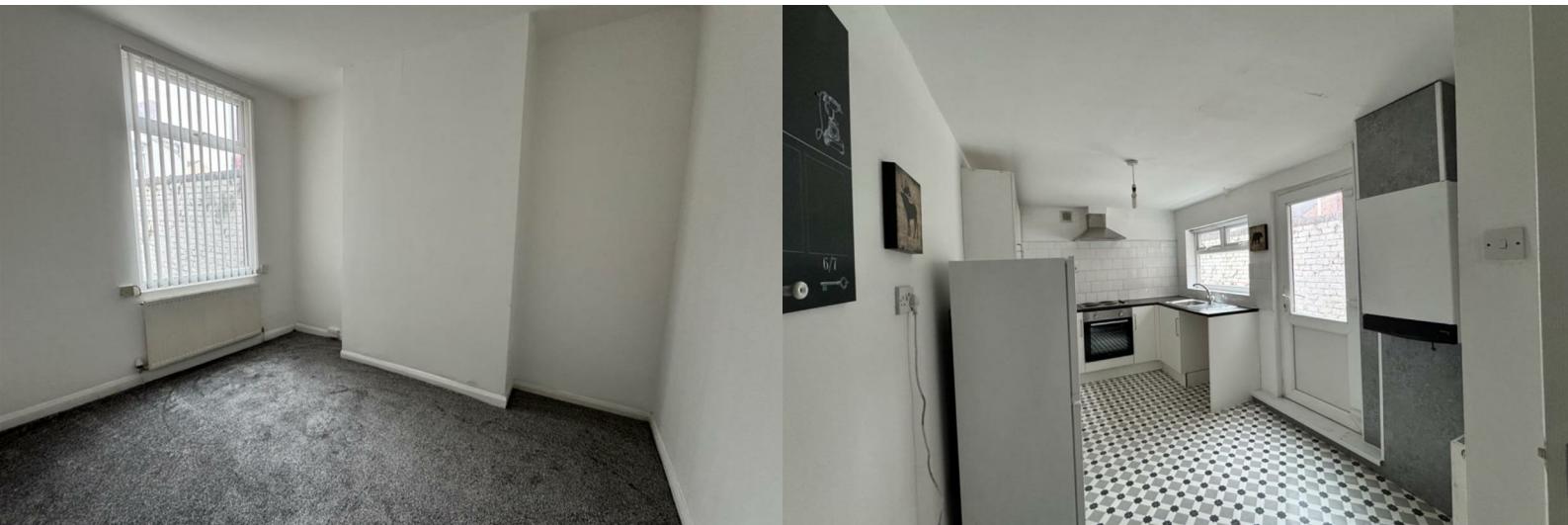


PH ESTATE AGENTS



101 Princes Road  
, Middlesbrough, TS1 4BN

£700 PCM



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## Entrance

Entering through a pristine white PVC door, you are greeted by a soft grey carpet, complemented by crisp white walls. A radiator is positioned nearby, and a staircase invites you to explore the first floor.

## Reception room One

This room features a plush grey carpet, a radiator for warmth, and walls painted in a bright white hue. A large window allows for ample natural light.

## Reception Room 2

Mirroring the first, this room also boasts a grey carpet, a radiator, and clean white walls, with a generous window providing a view to the outside.

## Kitchen

The kitchen is characterized by its grey and white patterned flooring, sleek white floor and base units, and immaculate white walls. White tiles add a touch of elegance, and a door leads to the yard. The kitchen is equipped with an integrated oven and hob, and includes a fridge freezer.

## Hallway

The hallway is lined with a grey carpet and bordered by white walls. It provides access to three bedrooms and a bathroom.

## Bedroom One

This bedroom features a cozy grey carpet, a radiator, and walls painted in a bright white. A large window enhances the room with sunlight.

## Bedroom Two

Similar to the first, this bedroom is equipped with a grey carpet, radiator, and white walls, with a large window that illuminates the space.

## Bedroom Three

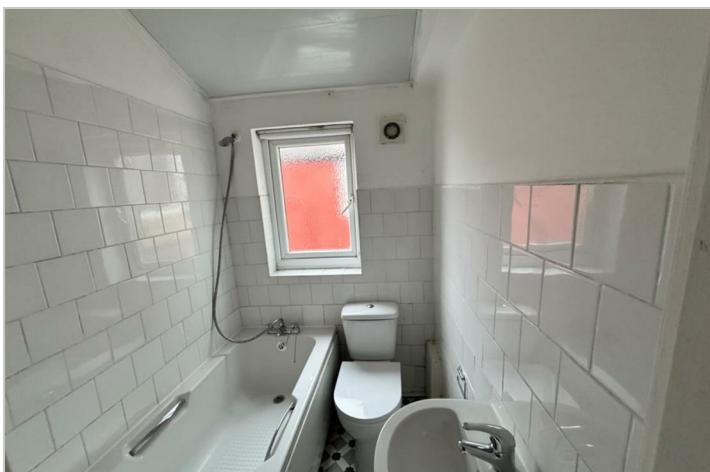
This room stands out with its grey carpet and radiant white walls, accentuated by a green feature wall. A large window offers a cheerful infusion of natural light.

## Bathroom

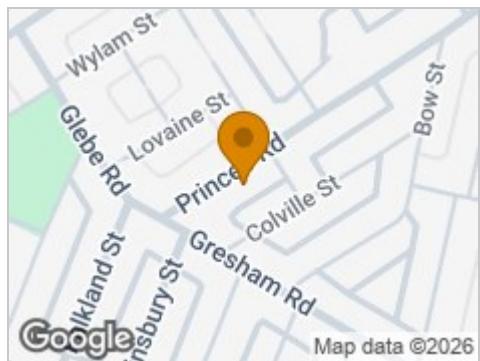
The bathroom is equipped with a classic white three-piece suite, surrounded by white walls. White tiles elegantly wrap around the room, creating a clean and cohesive look. A window allows in natural light, and a shower is conveniently installed over the bath.

## Yard

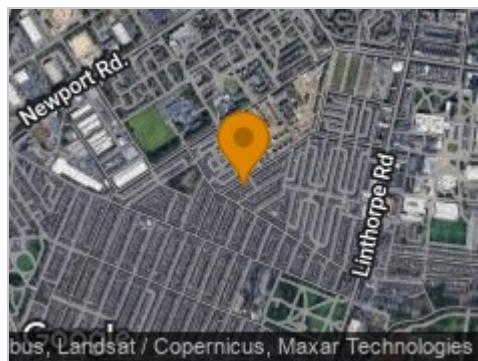
The yard features a paved area providing ample space for outdoor activities. A gate offers access to the adjoining alleyway, ensuring both privacy and convenience.



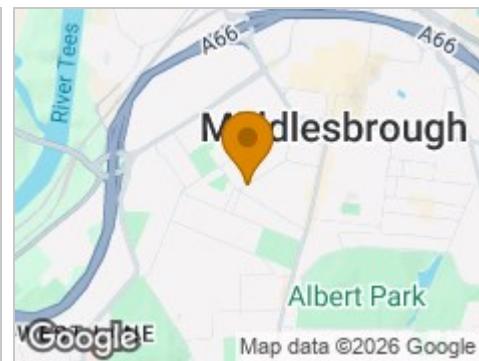
## Road Map



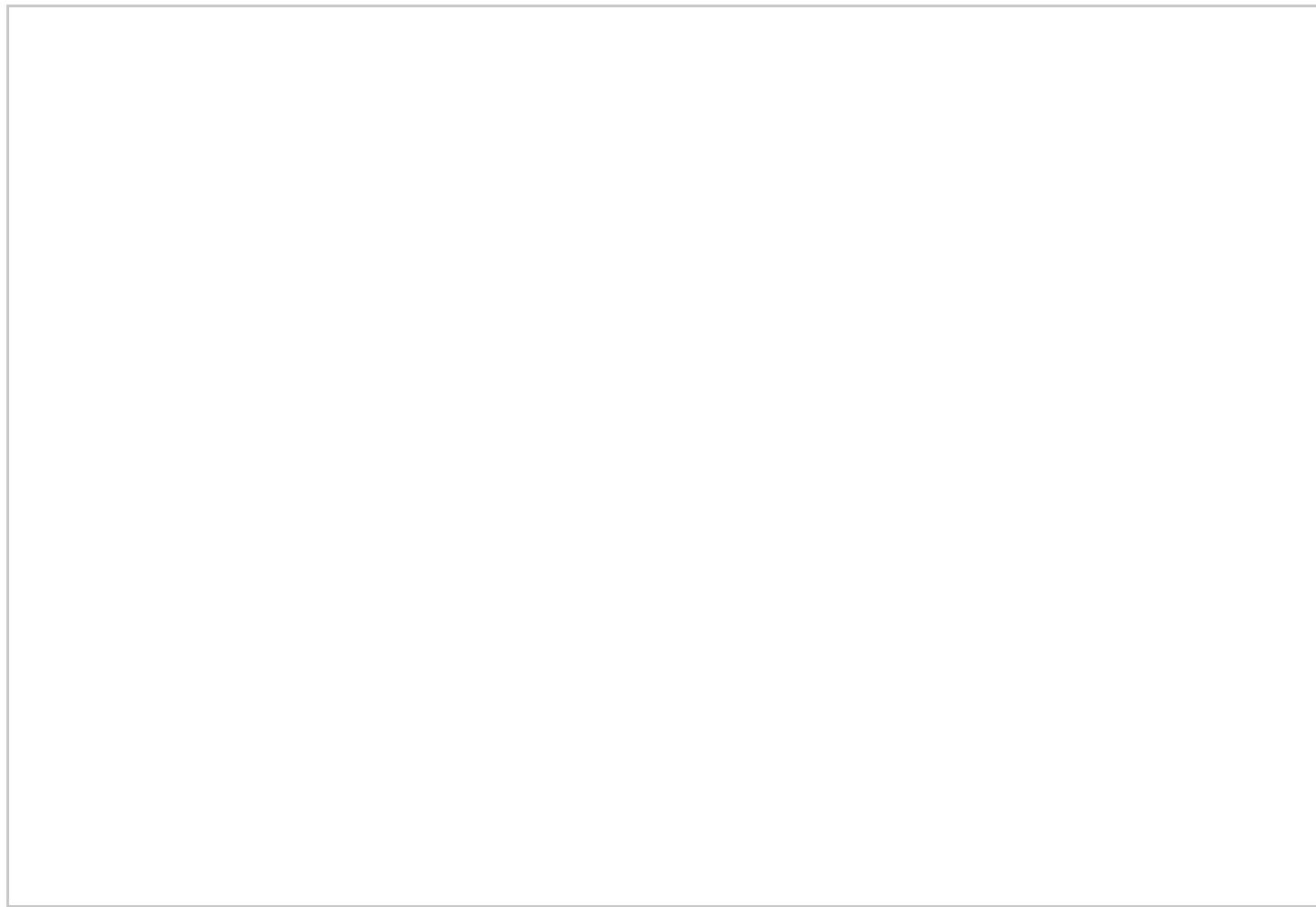
## Hybrid Map



## Terrain Map



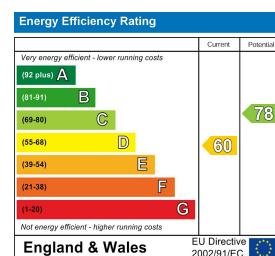
## Floor Plan



## 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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