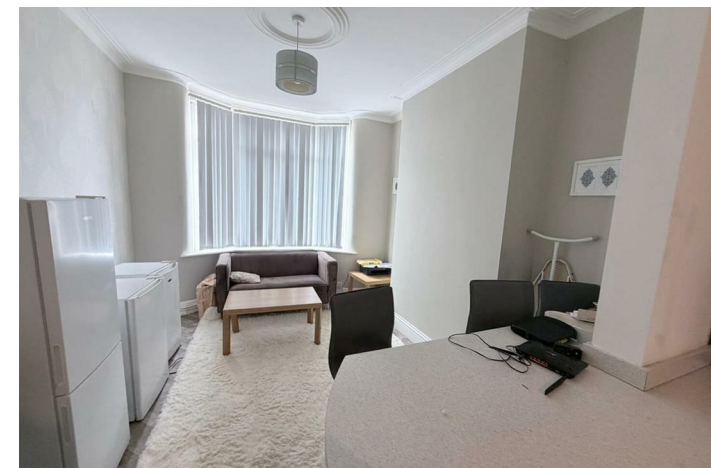
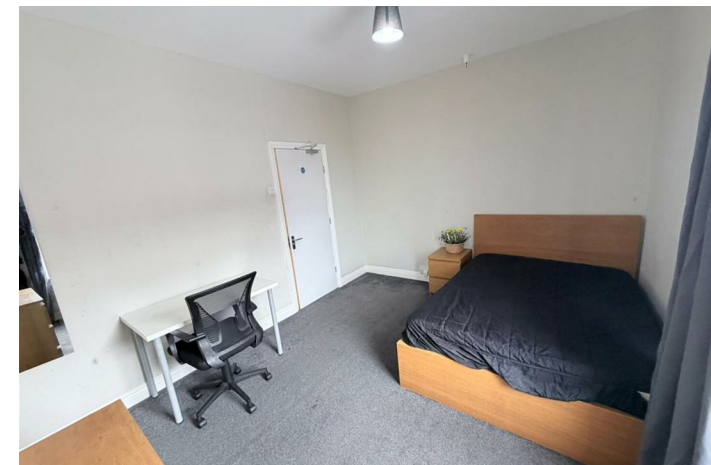




ROOM 4, 107 GRESHAM ROAD MIDDLESBROUGH, TS1 4LS

£400 PER MONTH

Magnum Properties are delighted to present this exceptional and affordable four-bedroom HMO property to let, ideally situated in the prime location of TS1.

Location:

This property offers an unbeatable opportunity for both working professionals and students looking for great value in a sought-after location. Ideally positioned within walking distance to Teesside University, it provides excellent access to the campus and surrounding amenities — shops, cafes, and public transport are all just minutes away.

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

EPC Rating: **Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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