

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Douglas Street

, Middlesbrough, TS4 2EE

£550 Per Calendar Month



Council Tax:

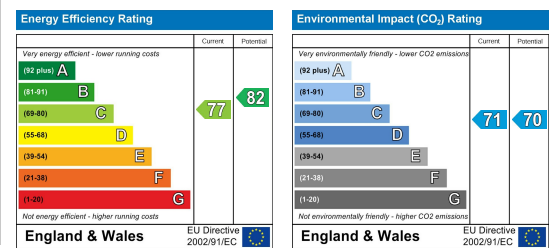
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Teesside Lettings Office on 01642 217524 if you wish to arrange a viewing appointment for this property or require further information.

- ATTRACTIVE 2ND FLOOR ▪ 2 BEDROOMS APARTMENT
- MODERN FITTED KITCHEN WITH ▪ GAS CENTRAL HEATING INTERGRATED APPLIANCES
- DOUBLE GLAZING ▪ INTERCOM SYSTEM
- PARKING AREA

Welcome to this charming ground floor apartment located on Douglas Street in the heart of Middlesbrough, TS4 2EE. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a new home.

The apartment features a spacious reception room, providing a warm and inviting space for relaxation or entertaining guests. With two well-proportioned bedrooms, there is ample room for rest and privacy. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

One of the standout features of this property is the dedicated parking space for one vehicle, a valuable asset in this bustling area. This convenience allows for easy access to your home and peace of mind when it comes to parking.

Situated in a vibrant neighbourhood, this apartment is close to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate a lively community atmosphere. The transport links in the area are also commendable, providing easy access to the wider region.

In summary, this apartment on Douglas Street presents a wonderful opportunity for anyone looking to settle in Middlesbrough. With its appealing layout, convenient parking, and prime location, it is a property not to be missed. We invite you to come and experience the charm of this lovely home for yourself.

Subject to acceptable references and credit checks

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

71 Borough Road, Middlesbrough, TS1 3AA  
Tel: 01642 217524 Email: [teessidelettings@hunters.com](mailto:teessidelettings@hunters.com) <https://www.hunters.com>



## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**