



## 17 FINSBURY STREET MIDDLESBROUGH, TS1 4JR

£74,995

Magnum Properties are delighted to welcome to the market this three- bedroom, terraced property situated on Finsbury Street, Middlesbrough, TS1.

This terraced property is located in the popular area of TS1 in Middlesbrough and is just a short walk from the town Centre, Teesside University, and local amenities such as primary schools, community centers, and parks.

Access links such as the A66 and A19 are easily accessible via car and public transport links can be found to and from the property.

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

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

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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