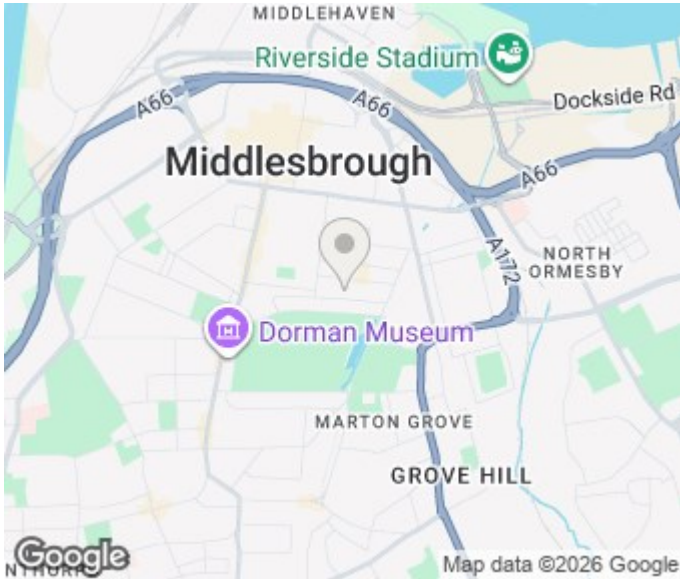


68 EGERTON STREET
MIDDLESBROUGH, TS1 3LS

£700 PER MONTH

Magnum Properties is delighted to present this charming three-bedroom house located on Egerton Road in the sought-after TS1 area of Middlesbrough. This property is ideally situated in the heart of the town, providing residents with exceptional convenience and easy access to a variety of local amenities.

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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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