



3 THE GROVES

STOCKTON ON TEES, TS18 3PU

£400 PER MONTH

Magnum Properties are delighted to present this spacious double room at The Groves located in Stockton-on-Tees, providing easy access to local amenities, shops, transport links and nearby attractions. Middlesbrough Cathedral is approximately 7.3 miles away, while Teesside International Airport is around 8.1 miles from the property.

The property offers a welcoming and practical living environment, with the room featuring a private ensuite bathroom, wardrobe, flat-screen TV.

Residents also have access to a shared kitchen and shared lounge, as well as a garden area. Wi-Fi and on-site parking are also available.

With rent of £400 PCM, including bills and council tax, along with a private ensuite bathroom, shared facilities, garden access, free Wi-Fi and on-site parking, this double room offers excellent value

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D 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

Head Office
144 Linthorpe Road
Middlesbrough
TS1 3RA

01642 247888
info@magnumproperties.co.uk
<https://magnumproperties.co.uk/>

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