

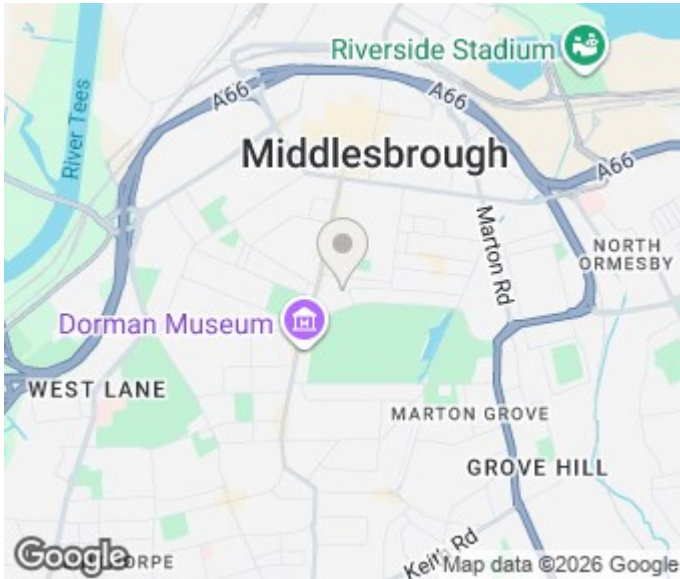
## 33 ALBERT TERRACE


MIDDLESBROUGH, TS1 3PA

£520  
FREEHOLD

Situated within close proximity to Middlesbrough Town Centre, the property offers easy access to a wide range of shops, restaurants, and everyday amenities. Excellent public transport links are readily available, with regular bus routes nearby and Middlesbrough railway station providing convenient regional connections.

**MP**  
**MAGNUM PROPERTIES**  
SALES | LETTINGS | INVESTMENT | MANAGEMENT



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>	<b>39</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 	

**EPC Rating: E    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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