



83 Phoenix Park , Middlesbrough, TS8 9PU

AVAILABLE NOW

This well-maintained two bedroom upper floor flat offers comfortable and practical living. Located in the popular Hemlington area of Middlesbrough, the property is conveniently positioned close to local amenities, schools and transport links.

Internally, the flat is finished in neutral décor throughout, creating a bright and welcoming space that is easy to personalise. The accommodation briefly comprises a spacious living room, a fitted kitchen with ample storage, two good-sized bedrooms and a family bathroom.

The property benefits from good natural light, a sensible layout and a clean, modern feel, making it ready to move into. parking is available nearby.

An affordable rental opportunity offering generous living space in a convenient location. Early viewing is recommended.

£625 Per Month

83 Phoenix Park

, Middlesbrough, TS8 9PU



- TWO BEDROOM UPPER FLOOR FLAT
- NEUTRAL DECOR THROUGHOUT
- CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES
- UN-FURNISHED
- READY TO MOVE INTO
- AFFORDABLE RENTAL OPPORTUNITY

KITCHEN

10'04 x 8'08 (3.15m x 2.64m)

LOUNGE

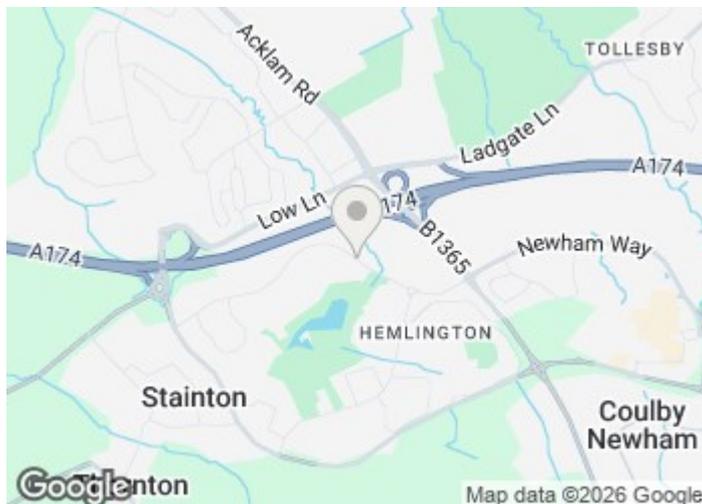
16'04 x 10'06 (4.98m x 3.20m)

BEDROOM 1

13'1 x 10'06 (3.99m x 3.20m)

BEDROOM 2

9'05 x 7'01 (2.87m x 2.16m)



Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| 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 | |