

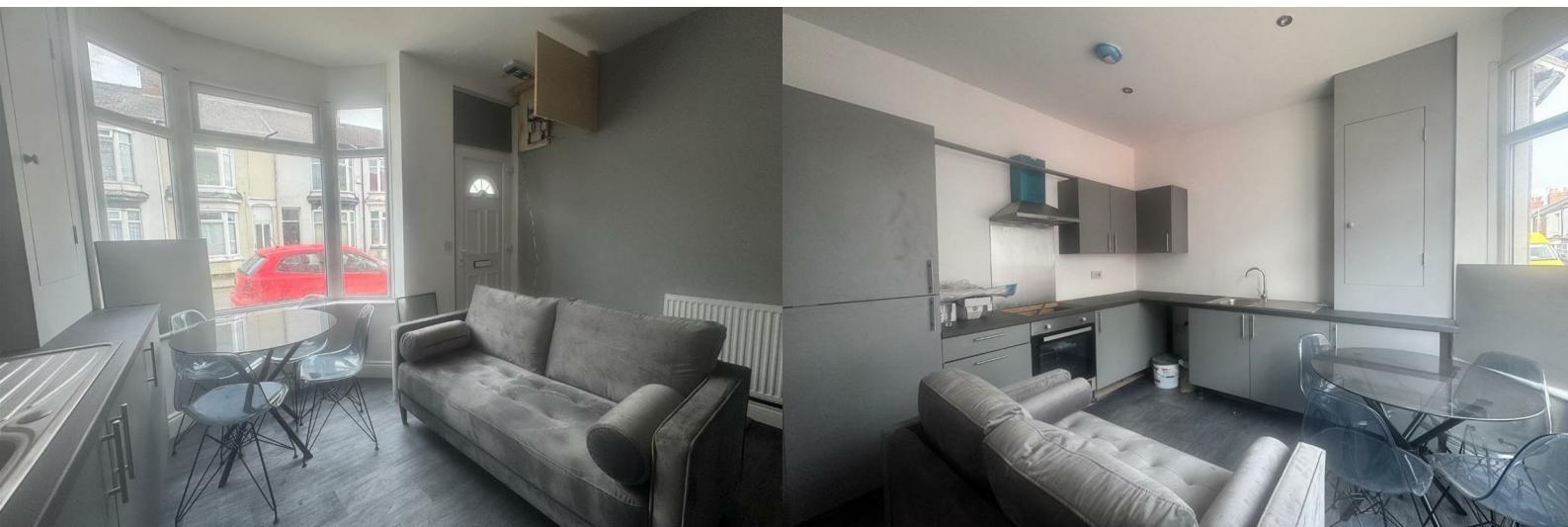


PH ESTATE AGENTS



37 Wicklow Street  
, Middlesbrough, TS1 4RG

£325 PCM



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## Kitchen/Reception Room

Sleek, contemporary floor and base units in a dark grey, complemented by integrated appliances including a modern built-in oven and ceramic hob. Integrated fridge freezer and washing machine. A generous window allows natural light to flood the area, while a contemporary radiator provides warmth. Light grey flooring, completed with a sofa and a dining room table and chairs

## Bedroom

Plush new carpet provides a welcoming touch underfoot. Freshly painted walls create a serene atmosphere. A well-positioned window offers natural light and potential views, while a discreet radiator ensures comfortable temperature control. The room offers convenient access to a private en-suite bathroom, adding a touch of luxury and practicality

## En-Suite

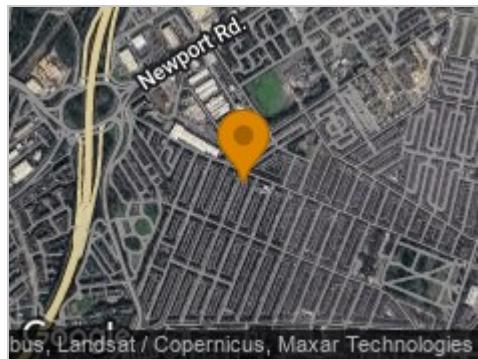
Crisp white finishes create a bright, clean ambience. The space features a modern toilet, a sleek wash basin with convenient storage underneath, and a contemporary shower enclosure. Stylish wall cladding completes the look, providing visual interest and practical wall protection in this compact, well-designed bathroom.



## Road Map



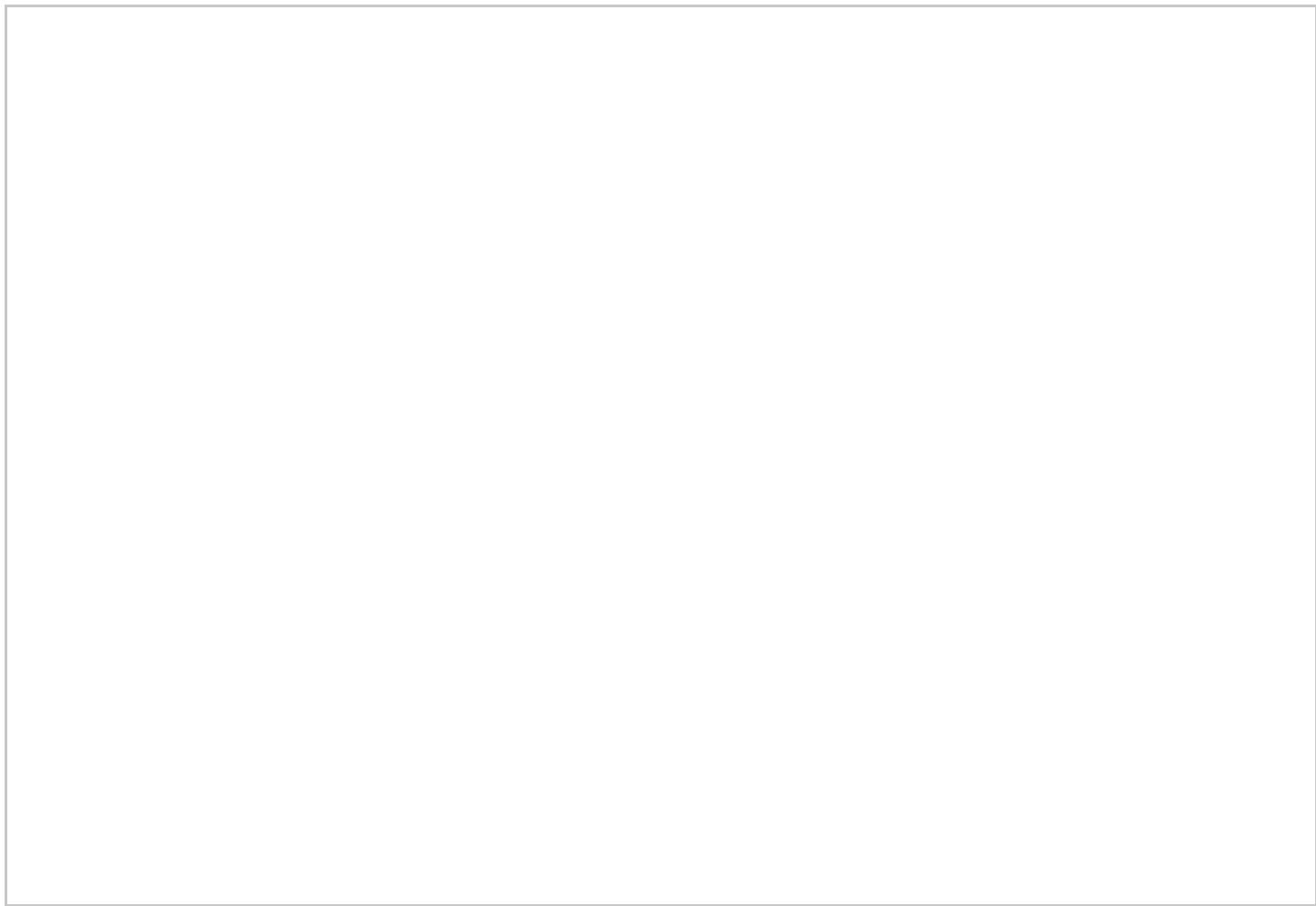
## Hybrid Map



## Terrain Map



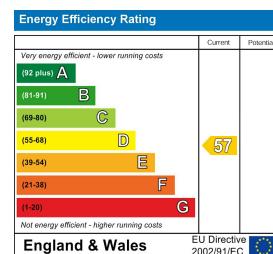
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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