

# HUNTERS®

HERE TO GET *you* THERE



**Ayresome Street**  
, Middlesbrough, TS1 4NL  
£750 Per Calendar Month



Council Tax:

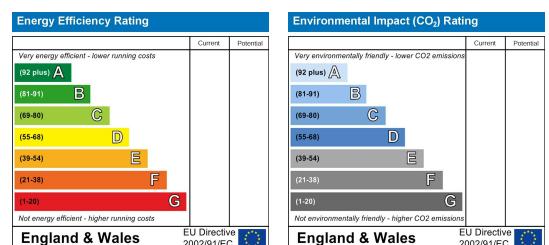
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Teesside Lettings Office on 01642 217524 if you wish to arrange a viewing appointment for this property or require further information.



Hunters are delighted to offer this NEWLY RENOVATED part furnished property in a sought after local residential area! VERY close to Linthorpe Road, large local park, local amenities and primary school! Hunters are not expecting this property to be available for long!

the property briefly comprises of:

GROUND FLOOR

Entrance hall - newly decorated

2 x reception rooms - newly decorated, laminate flooring

kitchen - with cooker, washer and new fridge freezer, with a breakfast bar area

Rear yard - spacious

Stairs - newly decorated and new carpet

FIRST FLOOR

Landing - newly decorated and new carpet

Rear bedroom - new carpet, decorated and bedroom furniture

Middles bedroom - new carpet, decorated

Front double bedroom - new carpet, decorated and bedroom furniture

bathroom - modern, shower in the bath

## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**

**Annual Ground Rent:**

**Review Period:**

**Review Increase:**

**Service Charge:**

**Shared Ownership:**

**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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