

# HUNTERS®

HERE TO GET *you* THERE



Crescent Road  
, Middlesbrough, TS1 4QN  
£90 Per Week

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Council Tax:

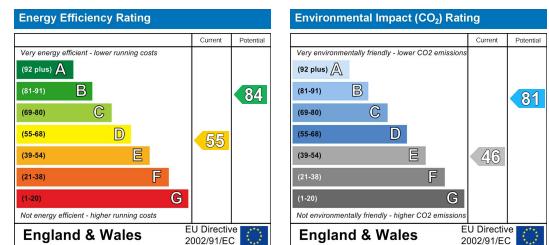
## Floor Plan



## 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.

- 1 EN-SUITE ROOM AVAILABLE
- ALL BILLS INCLUDED (T&Cs Apply)
- LIGHTENING FAST 350 MB INTERNET SPEED
- DISHWASHER AND LARGE AMERICAN STYLE FRIDGE FREEZER
- SPACIOUS KITCHEN AND COMMUNAL AREAS
- CALL HUNTERS ON 01642 927722 TO ARRANGE YOUR VIEWING!!

\*\*\*1 ENSUITE ROOMS AVAILABLE NOW\*\*\* 50% OFF YOUR FIRST 2 WEEKS RENT!!

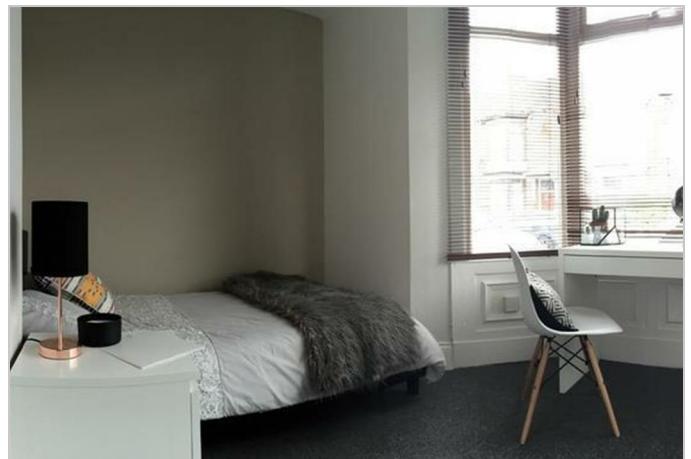
Located in the vibrant area of Crescent Road, Middlesbrough, this exceptional student property offers an ideal living space for both students and professionals alike. With five generously sized bedrooms, each accompanied by its own bathroom, this residence ensures comfort and privacy for all occupants.

The property boasts spacious communal areas, perfect for socialising or unwinding after a long day of study or work. Its prime location provides easy access to local amenities, making it a convenient choice for those who appreciate the hustle and bustle of city life while still enjoying a peaceful retreat at home.

One of the standout features of this property is that all bills are included, allowing for hassle-free living and budgeting. This makes it an attractive option for students who wish to focus on their studies without the worry of additional expenses.

Whether you are looking for a place to call home during your studies or seeking a comfortable environment as a professional, this property on Crescent Road is a fantastic choice. With its modern amenities and excellent location, it promises a delightful living experience in the heart of Middlesbrough.

Contact [middlesbroughlettings@hunters.com](mailto:middlesbroughlettings@hunters.com) to arrange a viewing!



## 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.