



8 ST BARNABAS ROAD
MIDDLESBROUGH, TS5 6JP

£600 PCM

** VERY WELL PRESENTED ** TWO BED MID TERRACED HOUSE ** LARGE LOUNGE DINER AND MODERN KITCHEN TO THE GROUND FLOOR ** TWO DOUBLE BEDROOMS AND FAMILY BATHROOM WITH MIXER SHOWER OVER THE BATH ON FIRST FLOOR ** SOUTH FACING YARD TO REAR ** CLOSE TO SHOPS AND AMENITIES AND WITHIN WALKING DISTANCE TEESIDE UNIVERSITY & JAMES COOK HOSPITAL ** COUNCIL TAX BAND A £1657.68pa ** ENERGY RATING C ** EARLY VIEWING IS RECOMMENDED!!

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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