



53 Regency Avenue

, Middlesbrough, TS60QH

Asking Price £165,000

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IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are

provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.

- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.

- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.

- We reserve the right to amend or withdraw this property from the market at any time without notice.

- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.

- Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

- All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.

HALLWAY

(5'0" X 9'10" - 1.54 X 3.00 M) (7'3" X 3'11" - 2.2

The Hallway is bright from the freshly painted white walls and modern grey carpet and gains access to the open plan reception, kitchen, family bathroom, ground floor bedroom & stairs to the first-floor landing.

Tel: 01642 462153

RECEPTION

(9'2" X 9'11" - 2.81 X 3.02 M) (15'9" X 11'0" - 4.

The reception room benefits from two large, double-glazed bay windows looking onto the front of the property and comprises modern grey carpet & feature fire surround. This is the perfect family space with an abundance of room for furniture and is perfectly designed to gain natural light from both ends of the room.

KITCHEN

21'1" X 10'8" - 6.43 X 3.25 M

The kitchen of the property is set to a very high standard with a smart range of modern navy wall-to-floor units and drawers and includes an integrated electric oven and hob with a stainless-steel extractor fan. The room is large and provides the space needed for a fridge freezer, washing machine, and dryer as well as a large dining room table & chairs. The large room benefits from two UPVC double-glazed windows and gains access to the rear garden through a UPVC door with decorative stained glass.

GROUND FLOOR BEDROOM

12'1" X 11'0" - 3.68 X 3.36 M

The ground floor bedroom is a large double situated to the rear of the property with a large UPVC double glazed window looking onto the onset of the garden, this room benefits from freshly painted white walls, beige carpet and a number of built-in storage cupboards for extra storage.

FAMILY BATHROOM

6'11" X 5'3" - 2.13 X 1.63 M

The family bathroom consists of a white three-piece suite comprising a panelled bath with a mixer shower attachment, a pedestal wash hand basin, and a low-level WC. The bathroom features modern white wall tiles and a radiator with a double-glazed window to the side aspect of the property.

LANDING

9'2" X 11'1" - 2.80 X 3.39 M

The property offers a large bright first-floor landing and benefits from modern grey carpet, UPVC double glazed window, and access to the first-floor bedroom and eve storage.

FIRST FLOOR BEDROOM

9'5" X 9'5" - 2.89 X 2.89 M

The first-floor bedroom is located to the front of the property and comprises large, fitted cupboards which access the eves, which allows the space for a large double bed. This room benefits from a modern grey carpet, freshly painted white walls, and a large UPVC double glazed window.

EXTERNAL

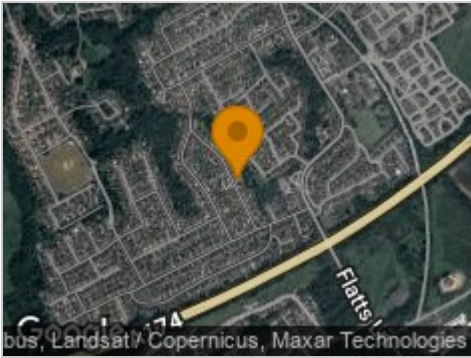
This property offers both a driveway & garage as well as on-street parking. To the right of the property is a low-maintenance lawned area which



Road Map



Hybrid Map



Terrain Map



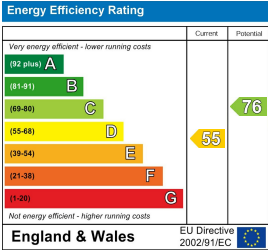
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.