PH ESTATE AGENTS

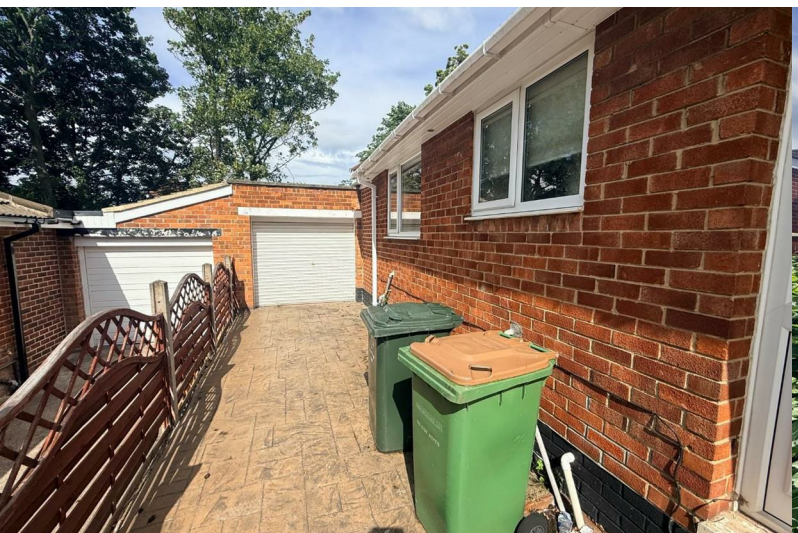


33 Regency Avenue

, Middlesbrough, TS6 0QH

£125,000

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HALLWAY

Step inside from the driveway and you'll find a bright hallway that leads to the reception room, kitchen, two bedrooms, bathroom, and the loft.

RECEPTION ROOM

The reception room welcomes you at the front of the property, with sunlight streaming in through a large window that frames the space. There's ample room for a comfortable two-piece suite—perfect for relaxing or entertaining guests—along with thoughtfully placed storage units to keep things tidy. A radiator beneath the window ensures the room stays warm and inviting all year round.

KITCHEN

The kitchen is tucked away at the back of the house, offering a quiet retreat from the main living spaces. Cabinets and drawers line the walls, providing plenty of storage, while ample countertop space accommodates both daily meal prep and casual gatherings. There's room for free-standing appliances, and a cozy nook at the rear is just right for a small dining table —perfect for intimate breakfasts or lingering over coffee. Natural light pours in through windows on the side and rear, and a door opens out to the garden, inviting in fresh air and offering easy access to outdoor dining.

BATHROOM

The bathroom features a three-piece suite with a step-in shower enclosed by glass, a hand basin, and a low-level toilet. A frosted window lets in natural light while providing privacy, and there's a radiator to keep the space warm.

BEDROOM ONE

The first bedroom sits quietly at the back of the house, offering a peaceful retreat away from the street. There's plenty of room for a double bed, along with larger wardrobes or dressers, so you don't have to compromise on storage. A generous window lets in natural light, while a radiator below ensures the space stays cozy year-round.

BEDROOM TWO

The second bedroom sits at the front of the house, catching soft natural light through its window. It's just the right size for a single bed, with space for a small dresser or wardrobe. Storage is a bit limited for anything much larger, but the room feels cozy, warmed by a radiator beneath the window that keeps it comfortable year-round.

LOFT SPACE

The loft is reached via a door in the hallway, where a sturdy set of wooden stairs leads you upward. At the top, you step into a spacious storage area, illuminated by natural light streaming through a skylight window. Tucked away in one corner is the property's boiler, neatly installed and easily accessible.

EXTERNAL

This property features a welcoming front garden, perfect for adding a splash of greenery or seasonal flowers. A private driveway runs along the side of the house, providing easy off-street parking and leading directly to a detached garage tucked away at the back—ideal for secure storage or keeping your car protected. Around the rear, you'll find a spacious garden with a well-kept lawn and a paved patio area, offering plenty of room for outdoor dining, play, or simply relaxing in the fresh air. The location is conveniently just a short drive from a range of local amenities and reputable schools, making daily errands and school runs effortless.

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.







Road Map



Hybrid Map



Terrain Map

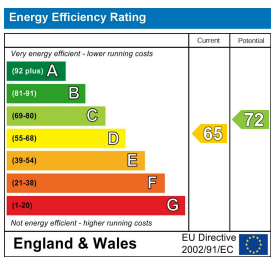


Floor Plan

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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