



## 6 Regent Terrace

, Fishburn, TS21 4DQ

£600 PCM



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## Entrance Hall

Accessed via a uPVC front door, the entrance hall provides a welcoming introduction to the home and leads through to the main reception rooms and staircase to the first floor.

## Front Reception Room

A spacious and characterful front reception room featuring a large bay window allowing for plenty of natural light. The room is enhanced by decorative coving, feature wallpapered chimney breast with wall lighting, and a central fireplace creating a focal point. The generous proportions easily accommodate a range of living furniture.

## Rear Reception Room

Situated to the rear, the dining room offers additional living space and features a fireplace with decorative surround. A rear-facing window provides natural light, making this an ideal formal dining area or second sitting room.

## Kitchen

The fitted kitchen is arranged with a range of wall and base units, ample worktop space, stainless steel sink and drainer, integrated oven with electric hob, and space for additional appliances. A rear door provides

direct access to the yard, and a large window ensures the space is bright and functional.

## Bedroom One

A well-proportioned double bedroom positioned to the front of the property, featuring a large window and radiator. The neutral décor provides a blank canvas for personalisation.

## Bedroom Two

A second spacious double bedroom overlooking the rear, complete with radiator and neutral finishes. This room would comfortably accommodate bedroom furniture or alternatively serve as a home office.

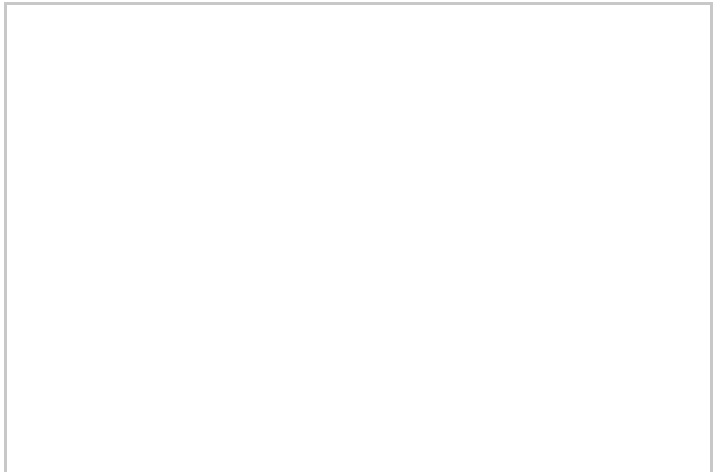
## Bathroom

The modern family bathroom is fitted with a three-piece suite comprising panelled bath with shower and glass screen, wash hand basin with vanity storage, and low-level WC. Contemporary wall panelling, flooring, and a frosted window complete the space.

## Yard

To the rear is a private enclosed yard





Road Map



Hybrid Map



Terrain Map



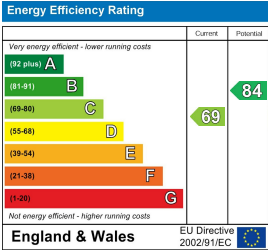
Floor Plan



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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