



# 71 Regency Avenue

, Middlesbrough, TS6 0QH

Offers Over £150,000





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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.

## FURTHER INFORMATION

Comprising in brief from entrance vestibule, hall, living room through dining room with French doors to the rear garden, spacious and well presented fitted kitchen, ground floor bedroom and shower room/WC. To the first floor accessed by a fixed staircase is the master bedrooms with dormer extensions, eaves storage and built in sliding wardrobes. Externally the property offers ample off-road parking to the block paved

Tel: 01642 462153

driveway with gated access to the detached brick garage. The rear garden is a major selling point, offering a stone patio, laid lawn, border planting, mature shrubs and trees and overlooking a wealth of greenery, making the garden extremely private.

Gas central heating is supplied by Vaillant combination boiler system and with double glazed windows.

Sold with NO CHAIN, with viewings available immediately. A 360-degree virtual tour is also accessible above for your convenience.

Council tax band C / EPC energy rating D / This is a freehold property / mains utilities and sewerage with no known rights of way affecting this property.

Broadband and telephone provisions, various mobile coverage and TV services are available within the property - Please consult your supplier for further information on speed and cost.

Please note: this property is sold as seen with limited documentation/no warranties

#### ENTRY VESTIBULE

4'7" x 5'9" (1.41 x 1.77)

#### HALLWAY

12'2" x 3'11" (3.71 x 1.21)

#### LIVING ROOM

18'6" x 11'2" (5.65 x 3.41)

#### DINING ROOM

12'8" x 10'11" (3.88 x 3.34)

#### KITCHEN

14'10" x 10'0" (4.54 x 3.07)

#### BEDROOM

9'10" x 9'10" (3.01 x 3.01)

#### SHOWER ROOM/WC

7'2" x 5'4" (2.19 x 1.64)

#### FIRST FLOOR

#### MASTER BEDROOM

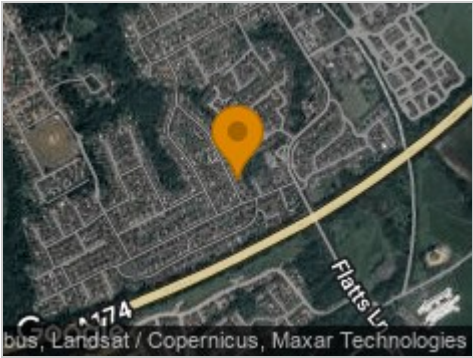
15'2" x 15'1" (4.63 x 4.62)



Road Map



Hybrid Map



Terrain Map



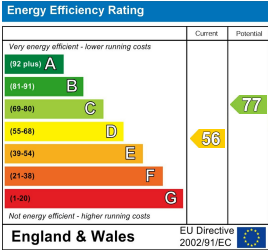
Floor Plan



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