



Regency Avenue Middlesbrough, TS6 0QJ

| A Spacious EXTENDED Three Bedroom Semi-Detached | Spacious Open Plan Living/Dining Room | Extended Breakfast Kitchen | Three Great Sized Bedrooms | Bathroom With Shower Over Bath | A Private South-West Facing Sun Trap Rear Garden With Patio & Lawn | Driveway & Garage | Low Maintenance Front Garden | Worcester-Bosch Combination Boiler System | UPVC Double Glazed Windows & UPVC/Composite External Doors | Viewings & Offers Welcomed | A shale test has been carried out on this property on 30th April 2021 which show the sulphate levels in the fill material samples are above the recommended level of (1.20g/l) where sulphate attack would normally be considered a risk, which may be a problem obtaining a mortgage from a mortgage lender.

An Extended Three Bedroom Family Sized Home In A Fantastic Residential Location

South-West Facing Sun Trap Rear Garden With Lawn & Patio

Worcester-Bosch Combination Boiler System Serviced By British Gas

Situated Close By To A Range Of Excellent Local Schools, Transport Links, Shops & Various Other Amenities

VIEWINGS & OFFERS WELCOMED ON THE ASKING PRICE

Fixed Price £150,000

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ENTRANCE HALL 12' 11" x 7' 0" (3.93m x 2.13m)

With a composite multi-locking external door into hall, double glazed side windows, laminated flooring, under stairs storage cupboard housing security alarm system, central heated radiator and Oak doors to living/dining room and kitchen.

LIVING ROOM 14' 6" x 14' 2" (4.42m x 4.31m)

With a large PVC double glazed window, fitted vertical blinds, central heated radiator, electric feature inset to marble surround, opening to the dining room.

DINING ROOM 9' 4" x 9' 6" (2.84m x 2.89m)

With a PVC double glazed window and central heated radiator.

BREAKFAST KITCHEN 15' 0" x 10' 8" (4.57m x 3.25m)

An extended kitchen with a comprehensive range of fitted shaker style wall, drawer and base units, inset four ring gas hob, double electric oven and grill, extractor hood, tiled splash backs, inset sink and drainer with mixer tap, integrated dishwasher, space for a free standing fridge freezer, space and plumbing for an automatic washing machine, space for breakfast table and chairs, central heated radiator, PVC double glazed window and PVC multi-locking external door to the rear garden/patio.

FIRST FLOOR

LANDING

With luxury fitted carpet to stairs and landing, PVC double glazed side window, Oak doors to three bedrooms and to bathroom.

BEDROOM ONE 11' 10" x 12' 4" (3.60m x 3.76m)

A master double bedroom to the front aspect with PVC double glazed window, fitted vertical blinds and central heated radiator.

BEDROOM TWO 11' 9" x 12' 4" (3.58m x 3.76m)

A second double bedroom to the rear aspect with PVC double glazed window and central heated radiator.

BEDROOM THREE 8' 9" x 9' 0" (2.66m x 2.74m)

A larger than average third bedroom with PVC double glazed window, fitted vertical blinds and central heated radiator.

BATHROOM 7' 7" x 8' 11" (2.31m x 2.72m)

With a white panelled bath, gravity fed shower and folding glass screen over, cladded surround, hand wash basin with mixer tap, dual flush WC, airing cupboard housing the Worcester Bosch combination boiler (installed March 2006, serviced annually by British Gas service plan), two PVC double glazed windows, tiled walls and loft access hatch with access ladder.

EXTERNALLY

FRONT GARDEN & DRIVEWAY

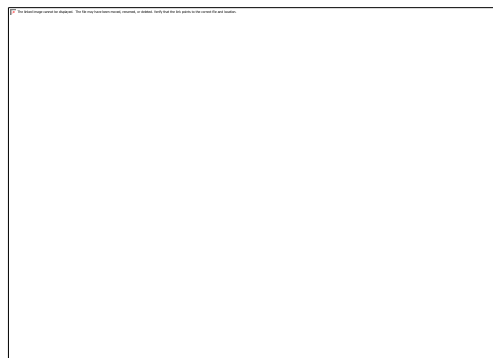
Gravelled low maintenance front garden and driveway leading to a single brick garage and side access to the rear garden.

REAR GARDEN

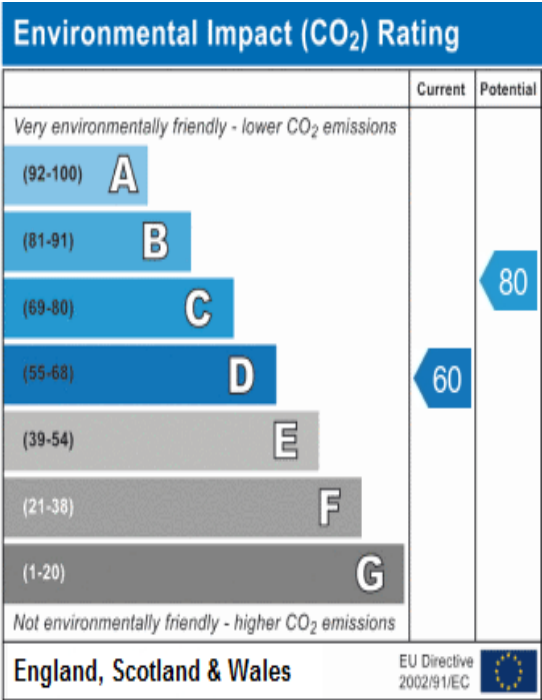
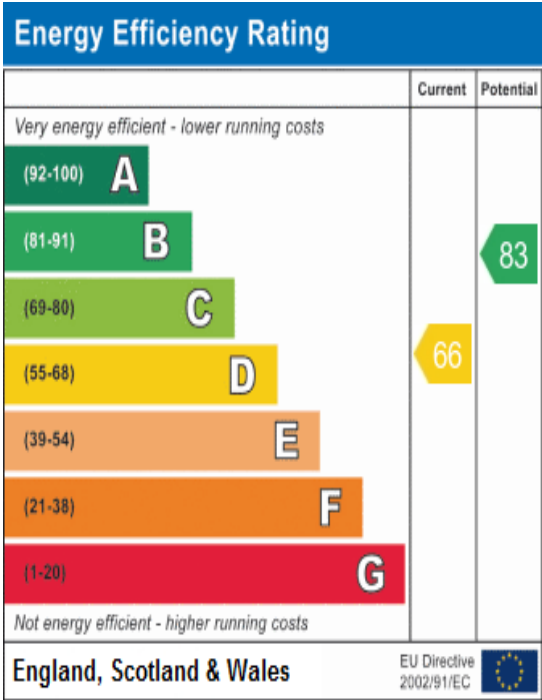
A pleasant and private South-West facing sun trap rear garden with laid lawn, stone patio seating area, landscaped area and door to the garage.

GARAGE 18' 7" x 9' 3" (5.66m x 2.82m)

Up and over door, light and power points and external door to the rear garden.

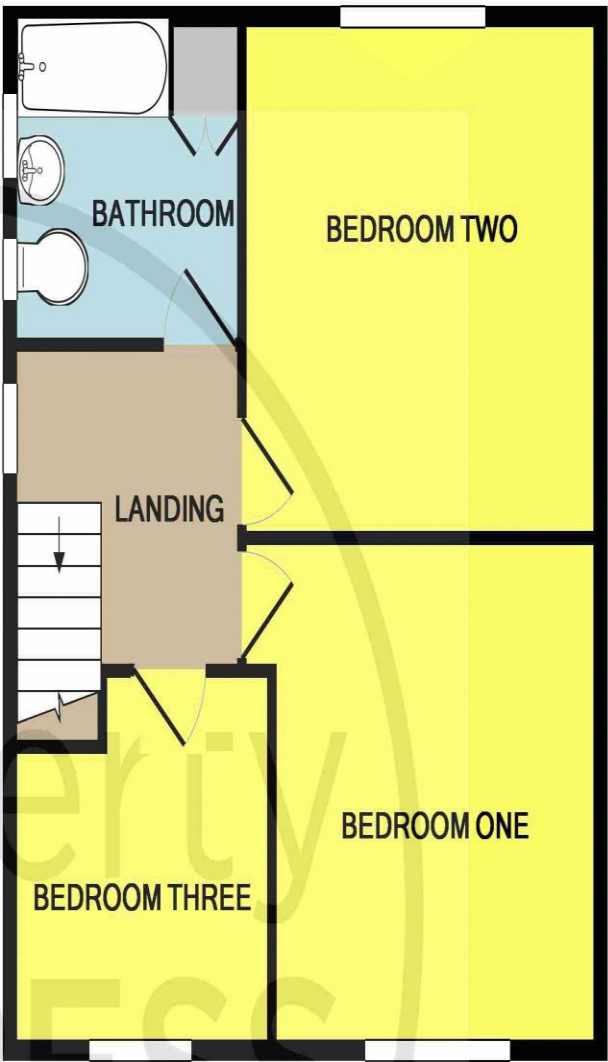


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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