



71 Regency Avenue

, Middlesbrough, TS6 0QH

£140,000

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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 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

HALLWAY

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

LIVING ROOM

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

The reception room feels instantly welcoming, warmed by soft beige carpet underfoot and walls painted in a gentle, light tone that bounces sunlight around the space. A broad window stretches across one side of the room,

Tel: 01642 462153

inviting daylight to spill in and making the entire area feel open and airy. But what truly draws your attention is the fireplace—a striking centerpiece built from dark, textured stone. It anchors the room with its bold presence, offering a dramatic contrast to the otherwise subtle palette. Whether the fire is lit or not, the fireplace commands the space, its rugged stonework lending a sense of character and quiet grandeur that's impossible to ignore.

DINING ROOM

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

The dining room opens up with a sense of effortless space, its generous proportions making it the kind of place where people can gather comfortably without ever feeling crowded. The floor is covered in plush beige carpet, which softens footsteps and adds a subtle warmth to the room. Light walls reflect the natural brightness, giving the space an inviting, uplifting feel. At one end, a set of glass doors leads directly to the back garden, letting sunlight pour in and offering an unobstructed view of the greenery outside. These doors blur the line between indoors and outdoors—on warm days, you can imagine throwing them open to let in a gentle breeze or to step straight out onto the lawn. Adding a touch of drama and elegance is the staircase: dark wooden steps rising up from the corner of the dining room and leading to the first floor. The rich, deep hue of the wood stands out against the lighter tones, drawing the eye and grounding the space. The stairs feel solid and substantial, their polished surface glowing softly in the light. Together, the garden doors and the striking staircase give the dining room a sense of both openness and connection.

KITCHEN

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

The kitchen features a bright, airy feel thanks to its light-colored cupboards, which line the walls and provide a clean, modern look. In contrast, the countertops are a deep, rich shade—either charcoal or espresso—that adds a bold, sophisticated edge to the space. The flooring is dark as well, grounding the room and tying together the high-contrast palette. The walls are painted in a pale, neutral tone, which helps reflect natural light and keeps the kitchen from feeling too heavy. At the center of the room sits a

spacious island, perfect for meal prep, casual dining, or gathering with friends and family. The overall effect is a balanced, welcoming kitchen that feels both stylish and functional.

BEDROOM

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

Bedroom one is a warm, inviting space with soft cream carpeting that gives the room a cozy, comfortable feel underfoot. The walls are painted a light, calming shade, which enhances the sense of openness and makes the room feel even larger. A large window draws in plenty of natural light throughout the day, bathing the room in a gentle glow and creating a bright, uplifting atmosphere. The effect is a serene, restful bedroom that feels fresh in the morning and relaxing in the evening—a perfect retreat at any time of day.

SHOWER ROOM/WC

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

The bathroom is finished with sleek, tiled flooring and matching tiled walls that give the space a clean, polished look. It features a three-piece suite, including a modern basin, a toilet, and an electric shower that offers convenience and comfort. Natural light filters in through an ink-frosted window, providing privacy while still allowing the room to feel bright and airy. The overall design is practical yet stylish, making the bathroom both functional and inviting.

FIRST FLOOR

MASTER BEDROOM

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

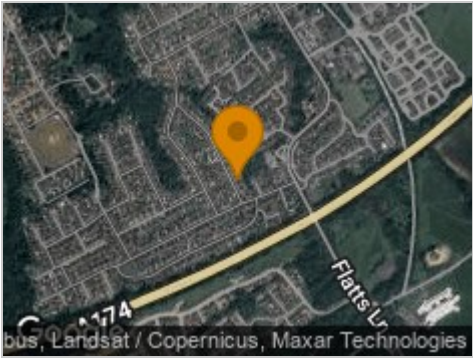
The master bedroom combines comfort and character, featuring plush cream carpets that add warmth and softness to the space. The walls are painted in a light, neutral shade, creating an open and tranquil atmosphere. Along one wall, a built-in wardrobe offers plenty of storage while keeping the room uncluttered. Adding a touch of rustic charm, dark wood-effect panels accent the walls, bringing depth and a cozy, natural feel to the décor. The blend of light and dark tones, along with thoughtful details, makes this master bedroom a peaceful retreat with a hint of countryside style.



Road Map



Hybrid Map



Terrain Map



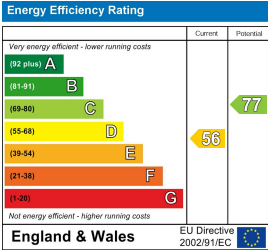
Floor Plan



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.