



53 Regency Avenue

, Middlesbrough, TS6 0QH

£850 PCM



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Hallway

The Hallway is bright from the freshly painted white walls and modern grey carpet and gains access to the open plan reception, kitchen, family bathroom, ground floor bedroom & stairs to the first-floor landing.

Reception

The reception room benefits from two large, double-glazed bay windows looking onto the front of the property and compromises modern grey carpet & feature fire surround. This is the perfect family space with an abundance of room for furniture and is perfectly designed to gain natural light from both ends of the room.

Kitchen

The kitchen of the property is set to a very high standard with a smart range of modern navy wall-to-floor units and drawers and includes an integrated electric oven and hob with a stainless-steel extractor fan. The room is large and provides the space needed for a fridge freezer, washing machine, and dryer as well as a large dining room table & chairs. The large room benefits from two UPVC double-glazed windows and gains access to the rear garden through a UPVC door with decorative stained glass

Ground Floor Bedroom

The ground floor bedroom is a large double situated to the rear of the property with a large UPVC double glazed window looking onto the onset of the garden, this room benefits from freshly painted white walls, beige carpet and a number of built-in storage cupboards for extra storage.

Family Bathroom

The family bathroom consists of a white three-piece suite comprising a panelled bath with a mixer shower attachment, a pedestal wash hand basin, and a low-level WC. The bathroom features modern white wall tiles and a radiator with a double-glazed window to the side aspect of the property

Landing

The property offers a large bright first-floor landing and benefits from modern grey carpet, UPVC double glazed window, and access to the first-floor bedroom and eave storage.

First Floor Bedroom

The first-floor bedroom is located to the front of the property and compromises large, fitted cupboards which access the eaves, which allows the space for a large double bed. This

room benefits from a modern grey carpet, freshly painted white walls, and a large UPVC double glazed window.

External

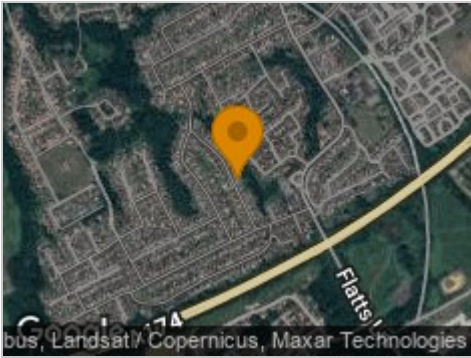
This property offers both a driveway & garage as well as on-street parking. To the right of the property is a low-maintenance lawned area which



Road Map



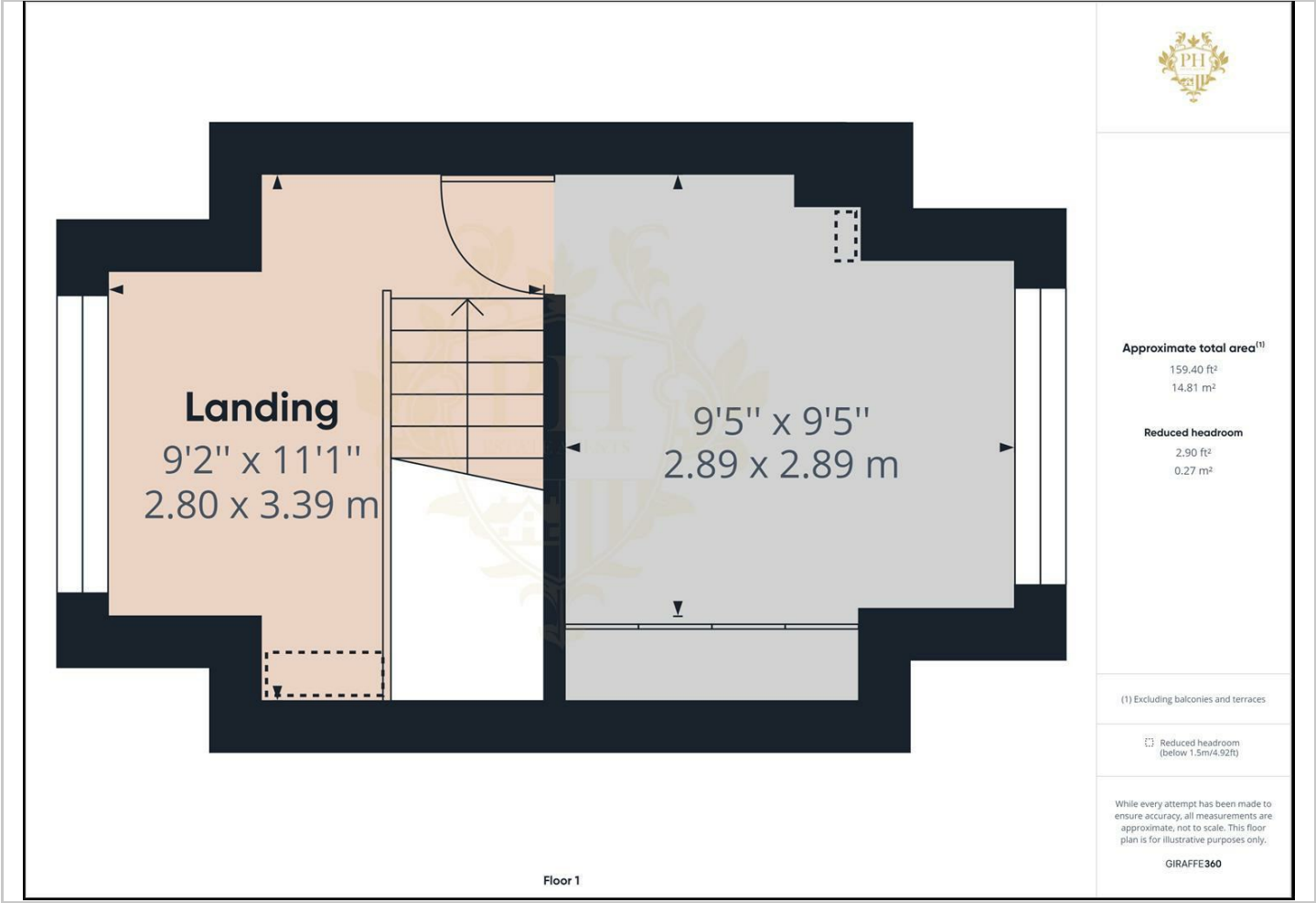
Hybrid Map



Terrain Map



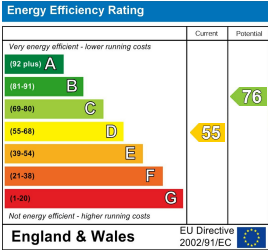
Floor Plan



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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