







Nestled on Regent Road in the popular TS4 area of Middlesbrough, this beautifully presented three-bedroom semi-detached house offers a perfect blend of modern living and convenience. the property is within easy reach of James Cook Hospital, local schools, and a variety of shops, making it a prime location for everyday needs.

Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed living room, The heart of the home is undoubtedly the modern kitchen/diner, which boasts ample space for dining and socialising. This area conveniently connects to a utility space/annex, providing additional functionality, and a rear reception space that leads to the downstairs WC which adds to the practicality of the layout. To the first floor landing, you will find three generously sized bedrooms, a modern family bathroom and a separate WC for added convenience.

Externally, the property features a substantial rear garden which has huge potential and adorned with stones and mature trees, creating a serene outdoor space for relaxation or family gatherings. To the front is fully paved. Viewings come highly recommended to fully appreciate this much improved home

Deposit £1,009.61.

Required earnings; tenant £26,700 guarantor if needed; £32,040
(Application is subject to a Holding Fee - please refer to our website for further details)

**Regent Road, Middlesbrough, TS4 3AW**
**3 Bedroom - House - Semi-Detached**
**£875 Per Month**
**EPC Rating: C**
**TENURE:**
**COUNCIL TAX BAND: A**

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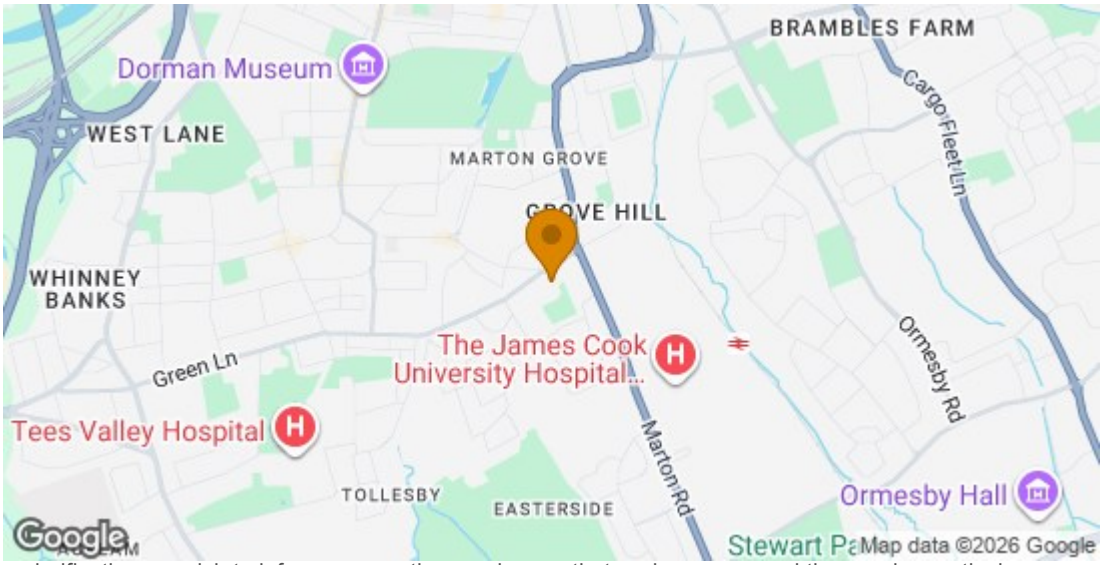
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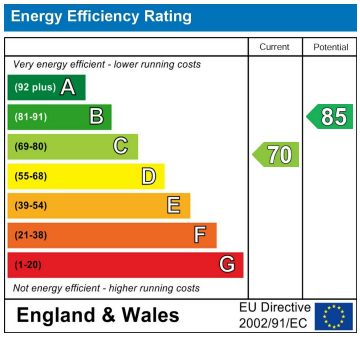











For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral

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