



**17 Regency Mews**  
Redcar, TS10 1AX

**£75,000**

**Energy Rating : C**



# 17 Regency Mews

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## Description

**\*\* ATTENTION INVESTORS \*\*** Situated close to the town centre with its host of amenities, shops and transport links, is this substantially larger than average 3 bedroom maisonette. This lovely property has the potential to return a very healthy rental yield and offers a fantastic opportunity to begin/enhance a buy to let portfolio. Offering plenty out of the ordinary this property **MUST** be viewed to be fully appreciated! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, open plan living/dining room, fitted kitchen, two bedrooms and family bathroom/WC. To the Second floor; master bedroom. Externally; designated parking.

## Accommodation

### Entrance Lobby

Solid wood entrance door to the side, stylish laminate flooring and access to the first floor staircase.

### First Floor

#### Landing

Attractive spindle balustrade, attractive spindle staircase to the second floor, double radiator, stylish laminate flooring and independent access to all rooms.

#### Living Room/Dining Room *13' 2" x 17' 8" (4.01m x 5.38m)*

Solid wood window to the front, solid wood entrance door to the side which gives access onto a balcony, double radiator, stylish laminate flooring and an opening to a fitted kitchen.

#### Fitted Kitchen *8' 6" x 7' 6" (2.59m x 2.28m)*

Modern range of wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, plumb for an automatic washing machine, integrated fridge, built in electric oven with hob and hood over. Wall mounted gas central heating boiler and a solid wood window to the front.

#### Bedroom 2 *11' 6" x 11' 6" (3.50m x 3.50m)*

Solid wood window to the rear, single radiator and stylish laminate flooring.

#### Bedroom 3 *9' 2" x 7' 8" (2.79m x 2.34m)*

Solid wood window to the rear, double radiator and stylish laminate flooring.

### Family Bathroom

White suite comprising of a panel bath with overhead shower and curtain pole. Pedestal wash hand basin, low flush wc, chrome towel radiator, tiled surrounds, extractor unit and a solid wood window to the side.

## Second Floor

### Landing

Attractive spindle balustrade and a velux window to the front.

#### Master Bedroom *13' 8" x 15' 7" (4.16m x 4.75m)*

Two Velux windows to the front and rear, double radiator, stylish laminate flooring and downlights.

## Externally

### Communal Parking Area

With a designated parking space.

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### **EPC**

Energy Performance Certificate A full Energy Performance Certificate is available upon request.

### **Mortgage Services**

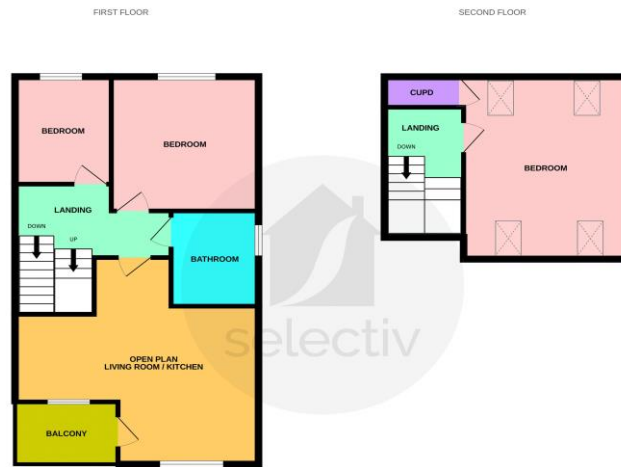
Mortgage Services We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

### **Agent Notes**

Agent Notes Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

### **Council Tax Band**

Council Tax Band:- B



While every attempt has been made to ensure the accuracy of the foregoing particulars, measurements, valuations, fixtures, fittings and other details are approximate and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee will be made regarding their condition or performance.

## Viewing Arrangements

Tel: 01287 630733

Email: [redcar@selectiv.co.uk](mailto:redcar@selectiv.co.uk)

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.