



Oxford Road, TS5 5DZ  
4 Bed - House - Terraced  
Asking Price £249,950

Council Tax Band: D  
EPC Rating: D  
Tenure: Freehold

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

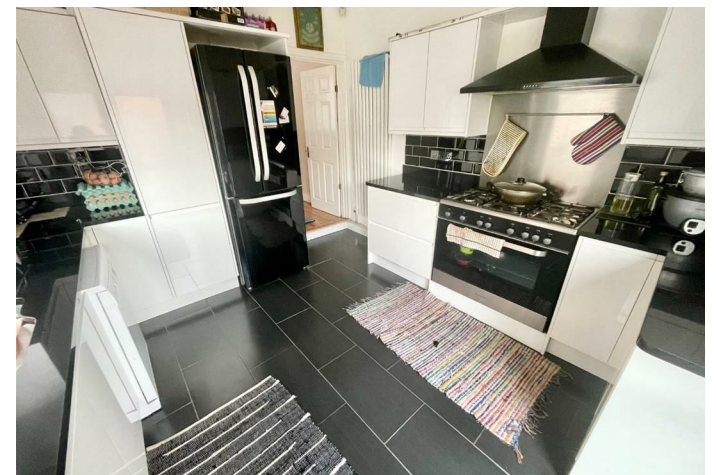


## Oxford Road , TS5 5DZ

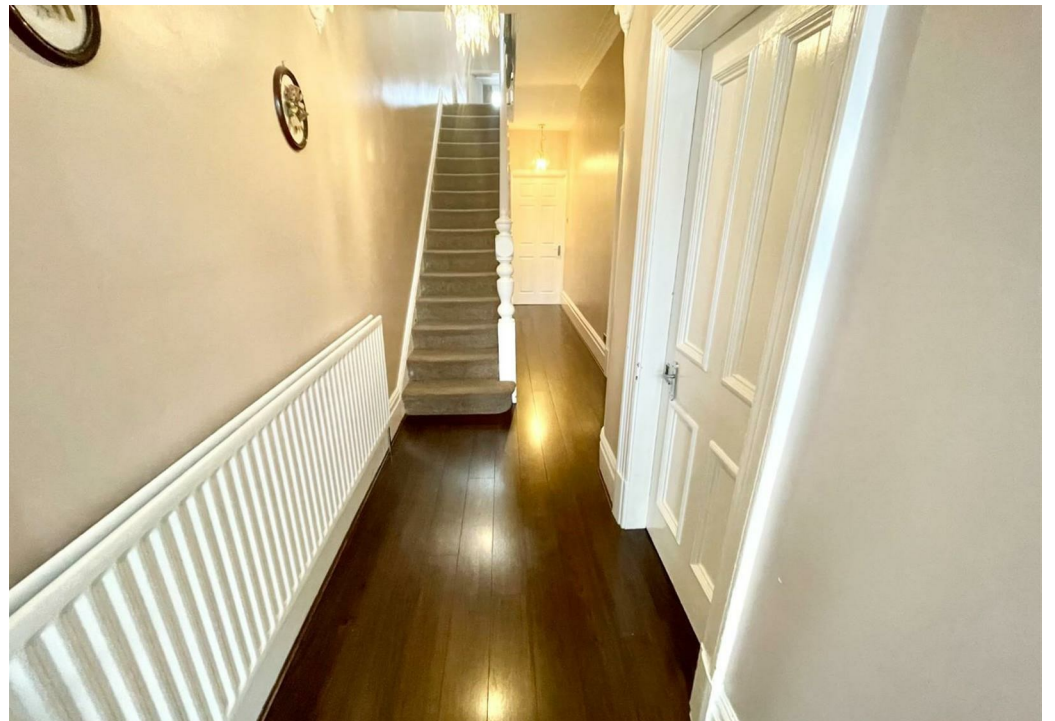
SMITH AND FRIENDS are delighted to offer to the market this deceptively spacious four bedroom terraced family home which is well presented throughout and offered with NO CHAIN INVOLVED. The home is situated in the popular Linthorpe area and within close proximity to local amenities. The living accommodation briefly comprises; lengthy entrance hallway with stairs to the first floor, downstairs shower room, THREE generous size reception rooms and an ultra modern fitted kitchen with access to the rear garden. To the first floor are four bedrooms and a well cared for bathroom/WC fitted with a four piece suite. There is also access to a fully boarded loft. Externally to the rear of the property is a low maintenance garden which is fully paved, access to the double detached garage and further parking for 2 cars. To the front of the property is a palisade and gated access.

PLEASE CALL THE OFFICE ON 01642 313666 TO ARRANGE YOUR VIEWING.

FREEHOLD TENURE  
COUNCIL TAX BAND D  
EPC RATING D



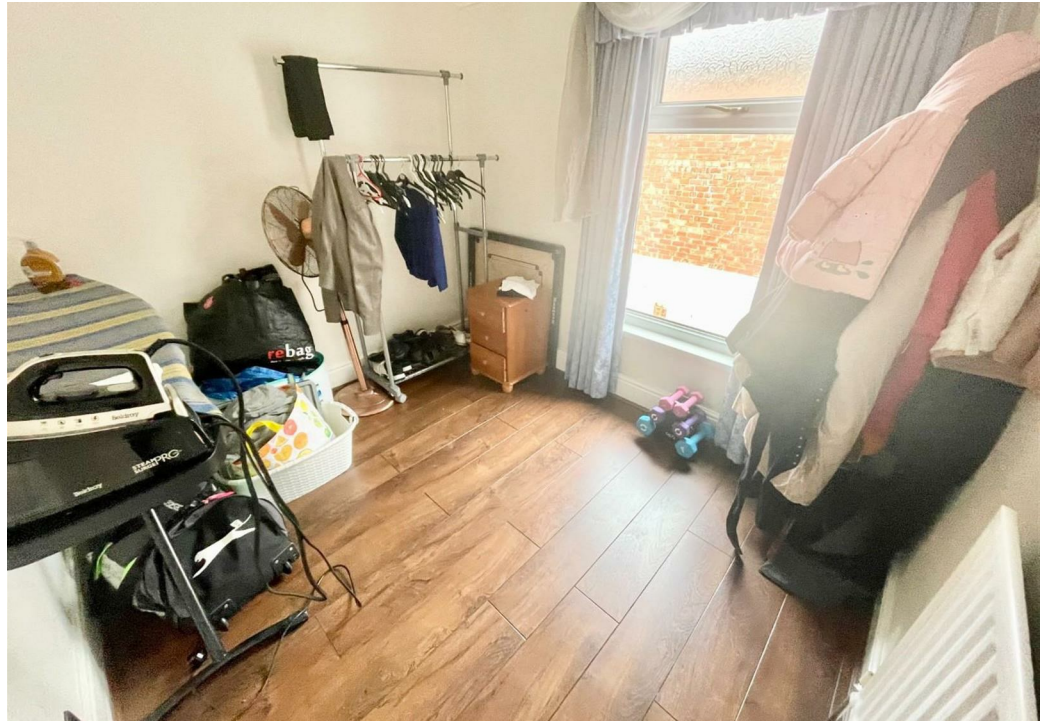
















**Entrance Porch**

**Entrance Hallway**

**Reception Room One**  
17'8" x 14'1" (5.40 x 4.30)

**Reception Room Two**  
17'0" x 12'9" (5.20 x 3.90)

**Kitchen**  
12'3" x 10'9" (3.75 x 3.30)

**Dining Room**  
16'4" x 10'9" (5.00 x 3.30)

**Shower Room**

**First Floor Landing**

**Bedroom One**  
13'11" x 17'6" (4.25 x 5.35)

**Bedroom Two**  
14'7" x 10'11" (4.45 x 3.35)

**Bedroom Three**  
12'9" x 9'0" (3.90 x 2.75)

**Bedroom Four**  
9'0" x 7'10" (2.75 x 2.40)

**Family Bathroom**  
7'8" x 8'2" (2.35 x 2.50 )

**Fully Boarded Loft**  
15'7" x 15'7" (4.75 x 4.75)

**Double Garage**  
21'3" x 18'2" (6.50 x 5.55)









63 Oxford Road



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
 Produced by Potterplans Ltd. 2023

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services..

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