



SMITH & FRIENDS are delighted to offer to the market this three bedroom beautifully presented property spread over three floors. The home is ready to move in with no further work required and offered with the benefit of NO CHAIN INVOLVED. Early viewing comes highly recommended to fully appreciate this perfect starter home. The property overlooks an excellent green space and is close to local amenities, schools and has motorway links. Features include an attractive upgraded modern fitted kitchen and bathroom and an off street driveway. The first floor is a spacious landing area leading to two bedrooms (one currently used as a study), both of which are being served by the family bathroom. The master bedroom is located on the second floor, and boasts its very own en-suite. To the rear the main part of the garden being laid to lawn. There is also a paved patio that is ideal for outdoor entertaining.

Oval View, Middlesbrough, TS4 3SW
3 Bed - House - Mid Terrace
£160,000
EPC Rating: C
Council Tax Band: C
Tenure: Freehold



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Oval View, Middlesbrough, TS4 3SW



40 Oval View
Approximate Gross Internal Area
1055 sq ft - 98 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	88
EU Directive 2002/91/EC			

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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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