

45 Oval View  
Middlesbrough, TS4 3SW

Asking Price £220,000

# 45 Oval View

Middlesbrough, TS4 3SW



We are acting in the sale of the above property and have received an offer of on the above £180,000 property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Located on the sought-after Oval View in Middlesbrough, this modern four-bedroom detached family home offers a fantastic opportunity for buyers looking to add their own personal touch. In need of some TLC, the property provides a generous and well-planned layout, perfect for growing families or those looking for a home to make their own.

#### Ground Floor:

Step through the front door into a welcoming entrance hallway that leads into a bright and spacious living room, ideal for relaxing or entertaining. To the rear, the kitchen/dining area offers ample space for family meals and social gatherings, with access to a separate utility room for added convenience. A downstairs cloakroom/WC completes the ground floor.

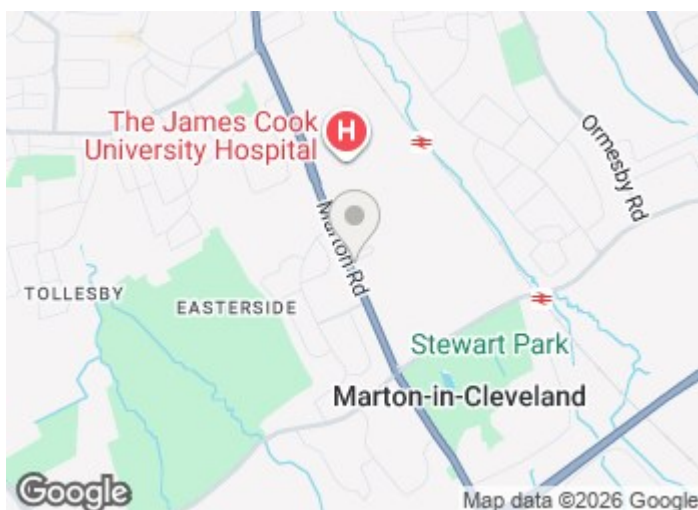
#### First Floor:

Upstairs, the property boasts four well-proportioned bedrooms, including a generous master bedroom with an en-suite shower room. A modern family bathroom serves the remaining bedrooms.

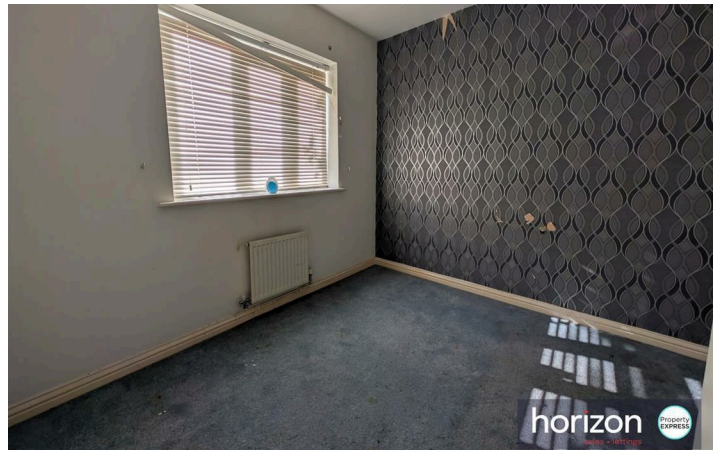
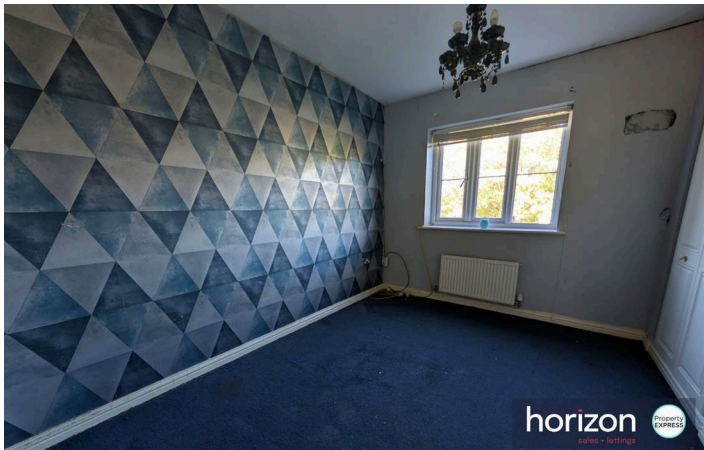
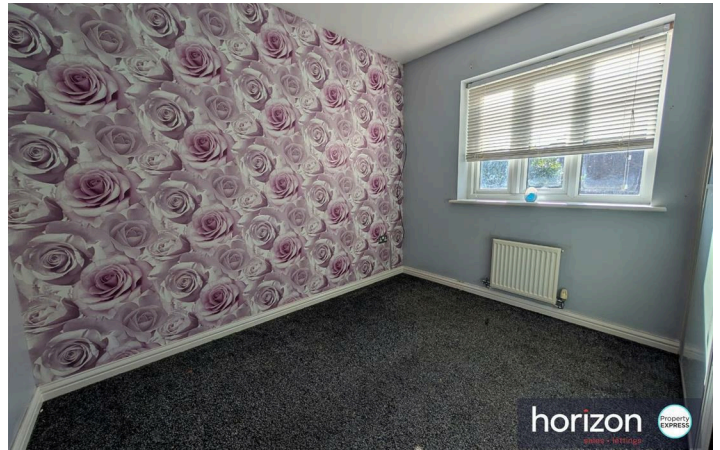
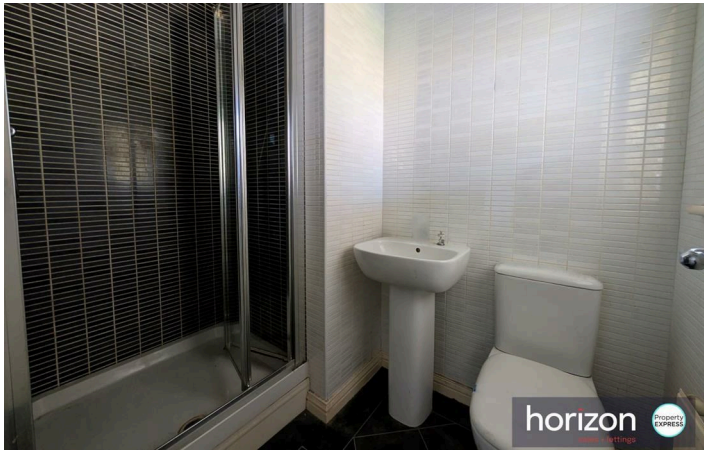
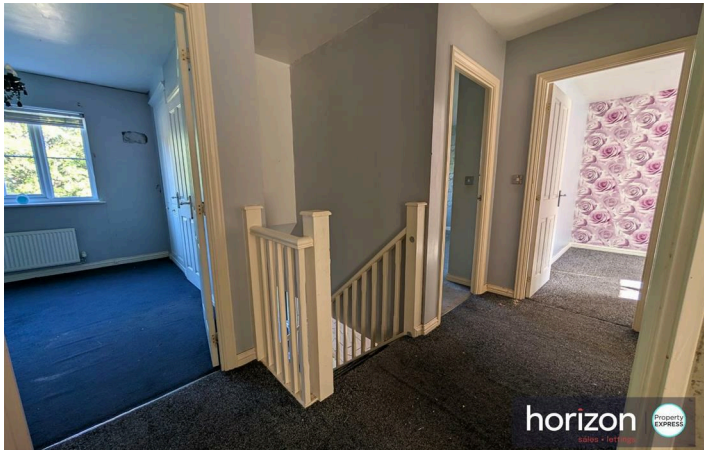
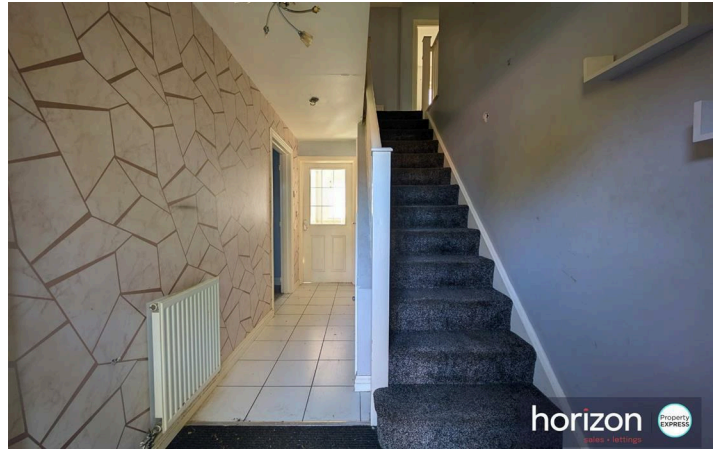
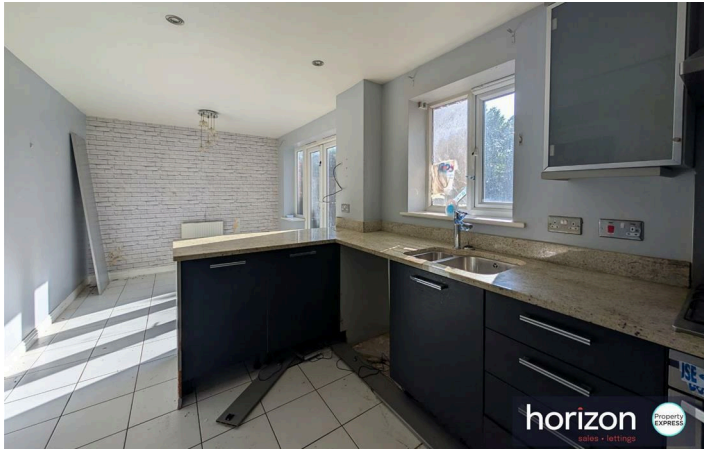
#### Outside:

Externally, the home benefits from gardens to the front and rear, offering scope for landscaping or outdoor living space.

This is a fantastic opportunity to purchase a modern family home in a desirable location, with the chance to renovate and truly make it your own.



[Directions](#)



# Floor Plan

GROUND FLOOR



1ST FLOOR



4 BEDROOM DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	