



SMITH & FRIENDS are pleased to bring to the market this impressive family home that is located in the highly sought after location of The Oval in Acklam. The property has just undergone a full refurbishment of the whole property, and has numerous stunning features throughout, including a modern fitted kitchen, detached garage with a large private driveway, and generous rear garden.

From the moment you enter this spacious family home, it is clearly evident that this is an immaculately presented property. The property is close to local amenities, schools and has good commuting links via the A174 and A19.

The living accommodation briefly comprises of entrance hallway, dining/family room, lounge with stunning outlook to the rear garden, modern fitted kitchen, utility room and a WC. The first floor has a beautiful landing area leading to 4 bedrooms, all of which are being served by the modern family bathroom.

Externally to the front of the property is a garden that is laid to lawn and to the side is a good size driveway that can hold multiple vehicles leading up to the single garage. To the rear is a generous lawned garden and the added benefit of a paved patio area that is ideal for outdoor entertaining.

UNFURNISHED / NO SMOKERS / NO PETS
REQUIRED EARNINGS: Tenants £39,000pa; Guarantor, if required £46,800pa
RENT £1,300 PCM
BOND £1,500
(Application is subject to a Holding Fee - please refer to our website for further details)

The Oval, Middlesbrough, TS5 8EX
4 Bedroom - House - Semi-Detached
£1,300 Per Calendar Month
EPC Rating: D
TENURE:
COUNCIL TAX BAND: D



The Oval, Middlesbrough, TS5 8EX



GROUND FLOOR

Entrance Hallway
13'0" x 5'10" (3.97m x 1.80m)

Dining/Family Room
13'1" x 13'6" (3.99m x 4.13m)

Lounge
20'8" x 11'11" (6.30m x 3.64m)

Kitchen
16'4" x 8'5" (5.00m x 2.58m)

WC / Utility Room
3'7" x 5'8" (1.11m x 1.74m)

FIRST FLOOR

Landing
8'4" x 3'4" (2.56m x 1.02m)

Bedroom 1
13'7" x 12'2" (4.16m x 3.72m)

Bedroom 2
11'11" x 11'11" (3.65m x 3.64m)

Bedroom 3
8'2" x 7'7" (2.51m x 2.32m)

Bedroom 4
9'3" x 8'8" (2.82m x 2.66m)

Family Bathroom
8'5" x 5'7" (2.58m x 1.71m)

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 incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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