

22 Oval View
Middlesbrough, TS4 3SW

Offers Over £170,000

22 Oval View

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- Modern Three Bedroom Semi Detached Town House
- Second Floor Master Bedroom with En-Suite Shower Room
- Spacious Enclosed Rear Garden
- Council Tax Band C
- In Popular Residential Location
- Two Further Double Bedrooms & Family Bathroom/WC
- Single Brick Garage to the Rear
- Ideally Located for James Cook Hospital & Middlesbrough Sports Village
- Ground Floor WC
- EPC Rating C

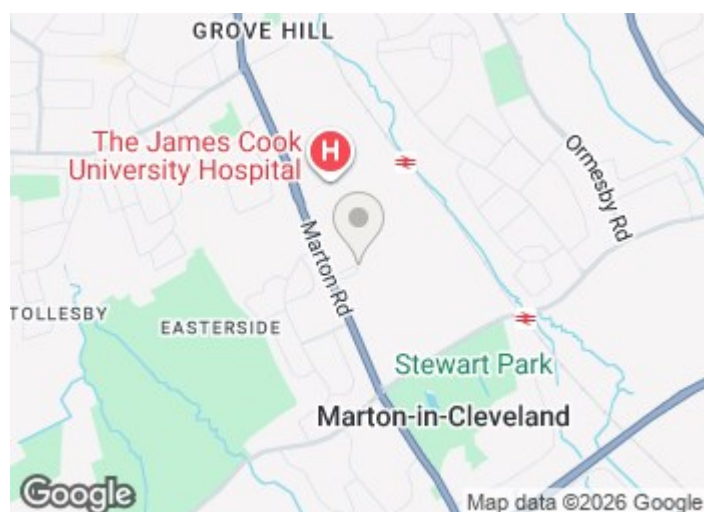
A Modern Three Bedroom home located on Oval View, Middlesbrough, with views to the front overlooking a well maintained green area.

Modern layout split over three floors, briefly comprising of entrance hallway, living room, kitchen/ breakfast area, cloakroom/wc, inner hallway with stairs to first floor landing, landing leading to two double bedrooms, family bathroom/wc and stairs to second floor, second floor landing leading to the master bedroom with ensuite shower room/wc.

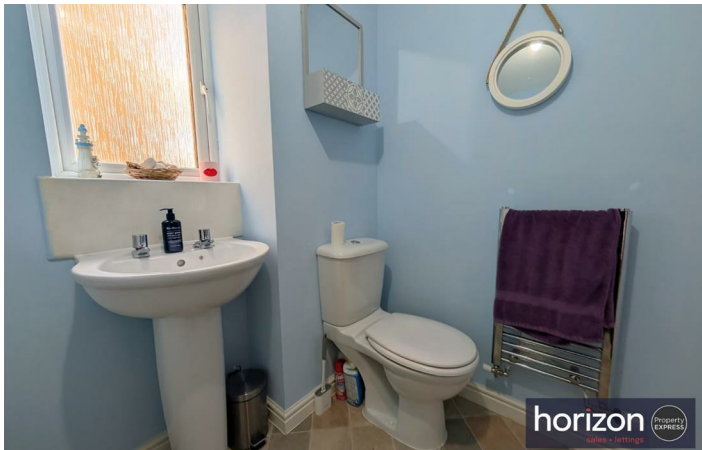
Externally, the property benefits from private outdoor space with a detached garage and off street parking to the rear, while the surrounding area is predominantly residential and well regarded.

The location is a key highlight, being within walking distance of James Cook University Hospital and Middlesbrough Sports Village, as well as close to local schools, shops, and transport links. Middlesbrough town centre and major road networks are easily accessible, making this an excellent choice for commuters and healthcare professionals.

Overall, this is a fantastic opportunity to purchase a well-located and versatile family home in a sought-after area of Middlesbrough.

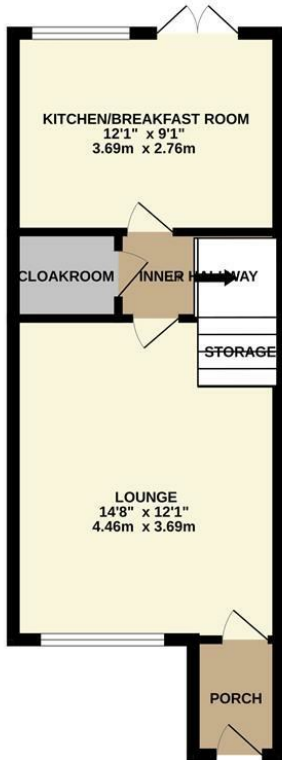


[Directions](#)



Floor Plan

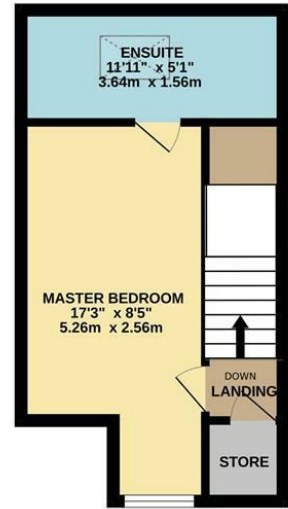
GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



2ND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 sq.m.) approx.

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) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	