



## 33 Oval View

, Middlesbrough, TS4 3SW

Offers Over £239,950



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## HALLWAY

5'6" x 14'8" (1.68m x 4.47m)

Entering through a white composite door from the front aspect of the property, you are welcomed into a modern hallway that provides access to the reception room and the staircase leading to the first floor. The hallway is finished with high-gloss grey floor tiles and benefits from a fitted radiator, while a useful understairs storage cupboard adds valuable practicality.

## RECEPTION ROOM

9'0" x 11'11" (2.74m x 3.63m)

The first reception room is positioned to the front aspect of the property and comfortably accommodates a two-piece suite along with additional storage units. This bright and inviting space benefits from a UPVC double-glazed bay window that allows plenty of natural light to flood the room, a fitted radiator, and high-gloss floor tiles that seamlessly continue through from the hallway, enhancing the modern feel.

## KITCHEN/ DINER

8'9" x 16'1" (2.67m x 4.90m)

The kitchen/diner is accessed from the reception area and is fitted with an array of black high-gloss wall, base, and drawer units, complemented by contrasting light worktops to create a sleek and contemporary finish. A range of integrated appliances includes an electric oven with a gas hob above, dishwasher, and fridge freezer, offering both style and practicality.

To the rear, there is a dedicated dining area providing space for a dining table, finished with grey high-gloss floor tiles and enhanced by French doors that open out into the garden, allowing natural light to flow through the room. Further features include a UPVC double-glazed window to the side aspect, a fitted radiator, and access to the utility room, making this an ideal space for modern family living and entertaining.

## UTILITY ROOM

5'5" x 5'2" (1.65m x 1.57m)

The utility room is accessed from the dining area and offers ample space for both a washing machine and dryer. It also features an additional sink, adding to the room's practicality. Further benefits include a UPVC double-glazed window allowing natural light into the space, as well as direct access to the ground floor WC, making it a convenient and functional addition to the home.

## GROUND FLOOR W/C

5'3" x 2'10" (1.60m x 0.86m)

The ground floor toilet is fitted with a modern two-piece suite comprising a white hand basin and low-level WC. The room is finished with a contemporary tiled surround and benefits from a fitted radiator, creating a clean and well-presented cloakroom.

## FIRST FLOOR LANDING

3'10" x 7'1" (1.17m x 2.16m)

The first floor landing is finished with fitted carpet and provides access to the second reception room, the first bedroom, and the family bathroom, offering a practical and well-connected layout to this level of the property.

## FIRST FLOOR RECEPTION ROOM

15'0" x 10'5" (4.57m x 3.18m)

The second reception room is located on the first floor and is a bright, versatile space

benefiting from two UPVC double-glazed bay windows that allow an abundance of natural light to fill the room, along with a fitted radiator for comfort. The room comfortably accommodates a two-piece suite with additional space for storage units. Due to its generous proportions and layout, this room also offers the potential to be converted into an additional bedroom to suit the owner's needs.

## BEDROOM ONE

15'0" x 8'8" (4.57m x 2.64m)

The first bedroom offers generous proportions, comfortably accommodating a double bed along with larger storage units. The room is bright and well presented, benefiting from two UPVC double-glazed windows that allow plenty of natural light to flow through, a fitted radiator, and modern flooring, creating a comfortable and contemporary bedroom space.

## FAMILY BATHROOM

5'8" x 7'0" (1.73m x 2.13m)

The first floor family bathroom is fitted with a three-piece suite comprising a panelled bath, a hand basin, and a low-level WC. The room is finished with a modern tiled surround and benefits from a fitted radiator, along with a frosted UPVC double-glazed window that provides natural light while maintaining privacy.

## SECOND FLOOR LANDING

3'0" x 7'0" (0.91m x 2.13m)

The second floor landing is finished with grey carpeting and crisp white walls, creating a clean and modern feel. This area provides access to the two remaining bedrooms, offering a practical and well-presented upper-floor space.

## BEDROOM TWO

15'0" x 10'7" (4.57m x 3.23m)

The second bedroom is positioned to the front aspect of the property and offers ample space to comfortably accommodate a double bed along with larger storage units. The room is bright and well presented, benefiting from two UPVC double-glazed windows, a fitted radiator, and modern laminate flooring.

This bedroom further benefits from an en-suite bathroom, fitted with a modern three-piece suite comprising a step-in shower with a thermostatic shower, a hand basin, and a low-level WC. The en-suite also features a frosted UPVC double-glazed window for privacy and natural light, along with a fitted radiator.

## BEDROOM THREE

15'0" x 8'9" (4.57m x 2.67m)

The third bedroom is positioned to the rear of the property and comfortably accommodates a double bed along with larger storage units. The room is bright and well proportioned, benefiting from two UPVC double-glazed windows that allow plenty of natural light, a fitted radiator, and laminate flooring, creating a practical and inviting bedroom space.

## EXTERNAL

The property offers off-street parking to the front for one vehicle, along with a private driveway and garage to the rear, providing excellent parking and storage options. In addition, the property benefits from a rear garden, offering a pleasant outdoor space for relaxation or entertaining.

## IMPORTANT INFORMATION

Tel: 01642 462153

### Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

#### How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

#### Identification

- Valid passport or driving licence.

#### For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

#### For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

#### Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

#### Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

#### Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

#### Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.

- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.

- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.

- We reserve the right to amend or withdraw this property from the market at any time without notice.

- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.

- Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

- All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.



## Road Map



## Hybrid Map



## Terrain Map



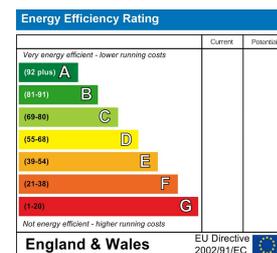
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.