

## THE OVAL, BROOKFIELD, MIDDLESBROUGH, TS5 8EU



- ▲ Three Bedroom Semi Detached Home
- ▲ Ideally Suited to Young Couples & Families Alike
- ▲ Close Access of The A19/A174, Good Schooling & Local Shops on Your Doorstep Too!
- ▲ Summerhouse/Multi-Use Room Is Connected to The Mains for Water & Electric
- ▲ Stylish Bathroom
- ▲ Gas Central Heating with A Quality Baxi Combi Boiler
- ▲ Off Street Parking on A Block Paved Driveway & Garage
- ▲ Modern Kitchen with Fitted Appliances
- ▲ Solid Oak Internal Doors
- ▲ Handy Ground Floor WC
- ▲ Loft Room Accessible Via a Dropdown Ladder

**£230,000**

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This three bedroom semi-detached home offers more than meets the eye! Ideally suited to young couples and families alike! We strongly advise a viewing of this modern and stylish home!

Location wise it is well situated, within close access of the A19/A174, good schooling and local shops on your doorstep too!

The summerhouse/multi-use room deserves a special mention given that it's connected to the mains for water and electric so there's a multitude of uses for this modern detached room.

Notable features include gas central heating with a quality Baxi combi boiler, solid oak internal doors, off street parking on a block paved driveway and garage, handy ground floor WC, modern kitchen with fitted appliances, stylish bathroom, two reception rooms, loft room accessible via a drop down ladder from the landing and UPVC double glazed windows.

The property comprises entrance hall, WC, lounge, dining room and kitchen with breakfast bar. On the first floor there are three bedroom and a family bathroom. The loft room has been converted into a room but is only accessible via a drop down ladder from the landing. Externally to the front there is off street parking on a block paved driveway with access to the detached garage, and to the rear there is a fence enclosed garden with a lawn, patio and summerhouse/multi-use room.

**GROUND FLOOR**

**ENTRANCE HALL**

With UPVC entrance door, radiator, staircase to the first floor and woodgrain effect laminate flooring.

**WC**

With close coupled WC, wall mounted wash hand basin with mixer tap and chrome towel radiator.

**LOUNGE - 3.9m x 3.9m (12'10" x 12'10")**

With radiator.

**DINING ROOM - 3.5m x 3.2m (11'6" x 10'6")**

With radiator.

**KITCHEN - 6.1m x 2.5m (20' x 8'2")**

With Uluru Sunset red wall, drawer, and floor units, woodgrain effect roll edge worktop, electric double oven/microwave, six ring gas hob with splashback tiles and stainless steel extractor fan, one and a half bowl sink unit, space for washing machine, space for dryer and space for dishwasher. Radiator, woodgrain effect laminate flooring and French doors open to the rear garden.

**TO VIEW:** Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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## FIRST FLOOR

### LANDING

With storage cupboard and access via dropdown ladder to the loft room.

### BEDROOM ONE - 4m x 3.2m (13'1" x 10'6")

With radiator.

### BEDROOM TWO - 3.6m x 3.5m (11'10" x 11'6")

With radiator, woodgrain effect laminate flooring and fitted wardrobes.

### BEDROOM THREE - 2.6m x 2.4m (8'6" x 7'10")

With radiator and storage cupboard.

### BATHROOM - 2.2m x 1.9m (7'3" x 6'3")

Comprising close coupled WC, pedestal wash hand basin with mixer tap, shower bath, tiled walls and cast iron style radiator with towel rail.

## EXTERNALLY

### PARKING & GARDEN

To the front there is off street parking for multiple cars on a block paved driveway giving access to the detached single garage. To the rear there is a fence enclosed garden with lawn, patio and detached summerhouse.

### SUMMERHOUSE - 3.9m x 1.7m (12'10" x 5'7")

With water supply, electric supply, alarm system, storage cupboard and French doors to the garden.

**AGENTS REF:** - TM/LS/MID250640/08012026

**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Middlesbrough office on

Tel: **01 642 254222**



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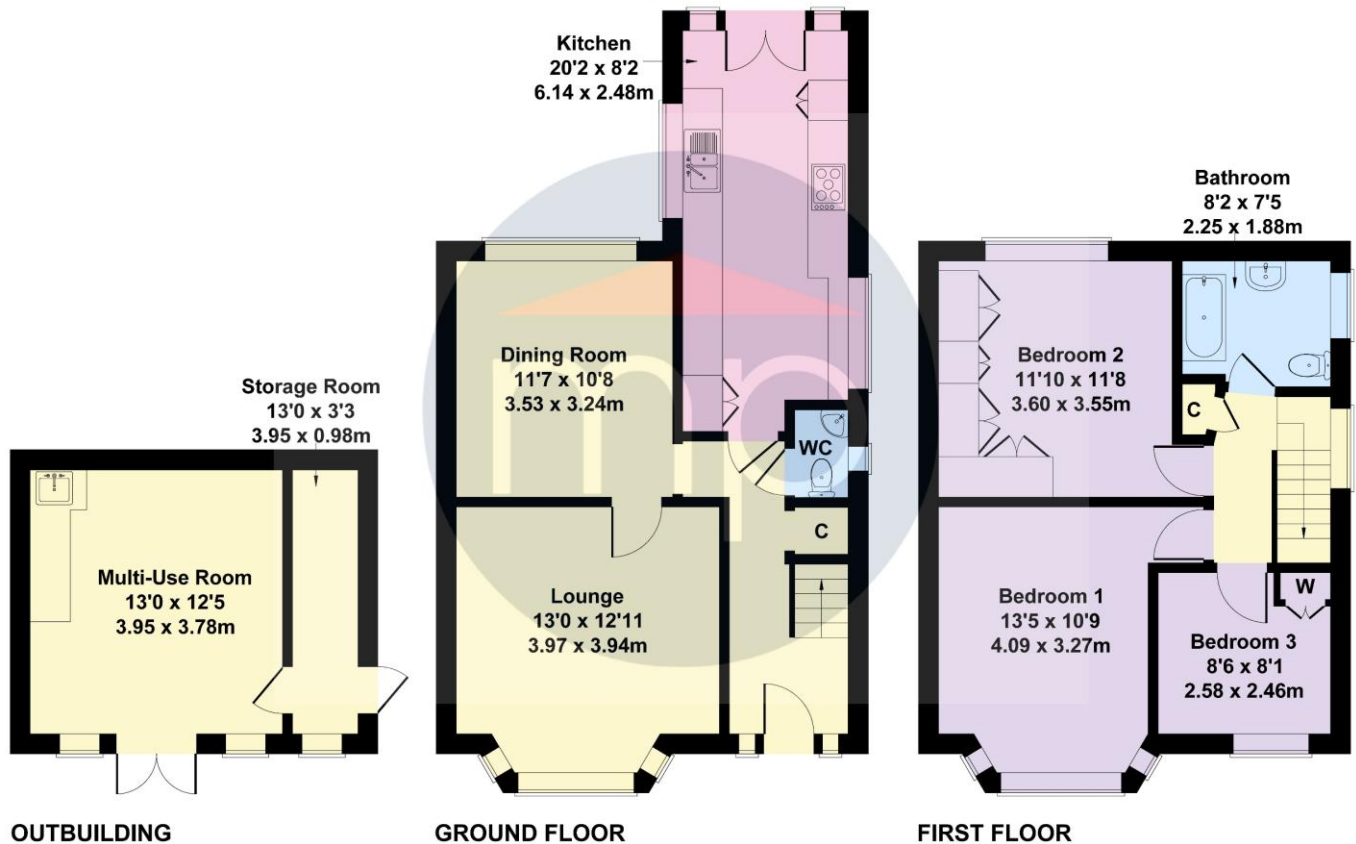


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### 29 The Oval

Approximate Gross Internal Area  
1227 sq ft - 114 sq m



Not to Scale. Produced by The Plan Portal 2026  
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