

PENHILL CLOSE, BERWICK HILLS, MIDDLESBROUGH, TS3 7RA



- ▲ Chain Free Sale!
- ▲ Blank Canvas
- ▲ Three Bedrooms & Two Separate Reception Rooms

- ▲ Ideal For a Young Couple, First Time Buyer & Investor Alike
- ▲ Westerly Facing Rear Garden
- ▲ Gas Central Heating

£85,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This three bedroom mid terrace home offers a simple chain free sale!

Features include gas central heating, westerly facing rear garden, blank canvas for buyers to take on their own refurb property, two reception rooms and three good sized bedrooms.

The property comprises entrance hall, lounge, kitchen and dining room. On the first floor there are three bedrooms and a bathroom. Externally there are gardens to the front and rear.

GROUND FLOOR

ENTRANCE HALL - With composite entrance door, radiator and staircase to the first floor.

LOUNGE - 4.3m x 3.7m (14'1" x 12'2")
With gas fire and radiator.

DINING ROOM - 3.3m x 3m (10'10" x 9'10")
With radiator.

KITCHEN - 3m x 3.1m (9'10" x 10'2")

With wall, drawer, and floor units, roll edge worktop, electric oven and grill, four ring gas hob, stainless steel sink, space for under counter fridge and freezer, space washing machine, and radiator.

FIRST FLOOR

LANDING - With loft access and storage cupboard.

BEDROOM ONE - 4.2m x 2.8m (13'9" x 9'2")
With radiator and built-in storage cupboard.

BEDROOM TWO - 3.7m x 2.7m (12'2" x 8'10")
With radiator and built-in storage cupboard.

BEDROOM THREE - 2.7m x 3.5m (8'10" x 11'6")
With radiator and built-in storage cupboard.

BATHROOM - 1.6m x 1.8m (5'3" x 5'11")
Comprising close coupled WC, pedestal wash hand basin, bath and electric shower.

TO VIEW: Tel: 01642 254222
64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk



PENHILL CLOSE, TS3 7RA



EXTERNALLY

GARDENS - To the front there is a small garden and to the rear there is a fence enclosed west facing garden with outhouses.

AGENTS REF: - TM/LS/MID250563/07042026

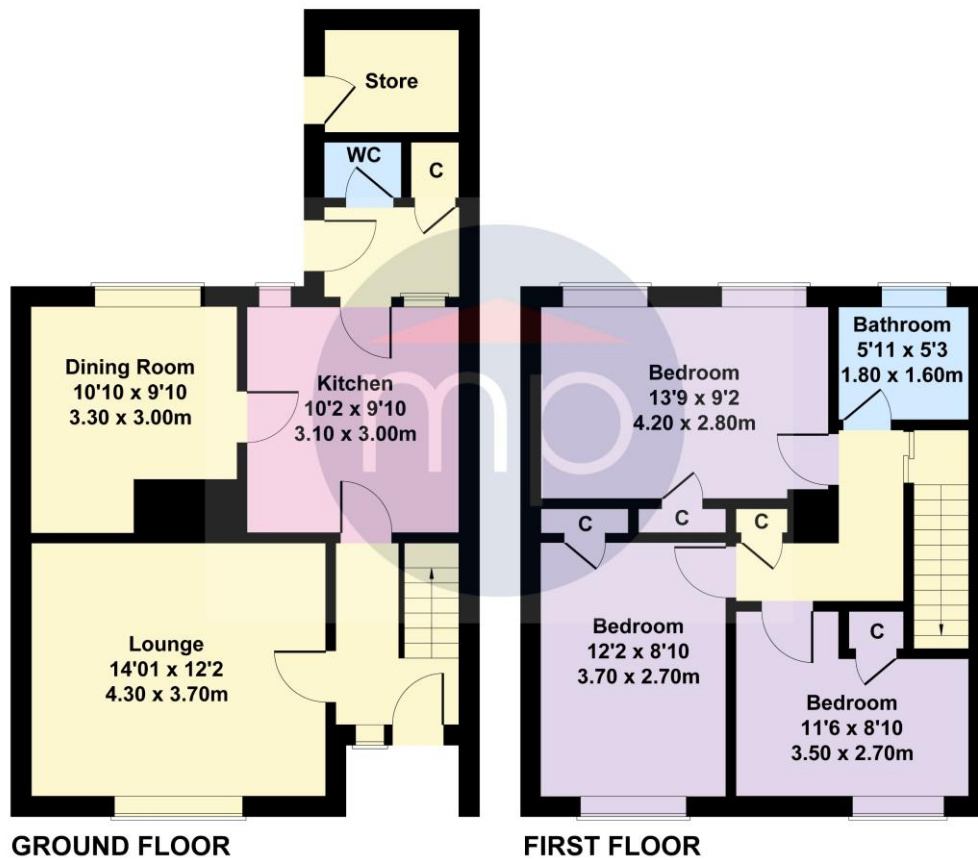
Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on
Tel: 01642 254222



7 Penhill Close

Approximate Gross Internal Area
1023 sq ft - 95 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Middlesbrough Office on Tel: **01642 254222**
64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions