

KEASDON CLOSE, BERWICK HILLS, MIDDLESBROUGH, TS3 7BD



FOR SALE BY AUCTION **Tuesday 30th June 2026**



- ▲ Three Bedroom Semi Detached Home Located in A Cul-De-Sac
- ▲ Modern Stylish Kitchen
- ▲ In April 2026 Japanese Knotweed Was Discovered At The Property However the Current Owners Have Taken Out & Paid in Full for a Several

- ▲ Year Plan Which Is Transferable to New Owners
- ▲ Gas Central Heating with A Combi Boiler
- ▲ UPVC Double Glazed Windows
- ▲ Large Rear Garden

Guide Price £65,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



*** For Sale by Auction *** LIVE ONLINE AUCTION *** Tuesday 30th June *** Option 1 *** www.agentspropertyauction.com

Ideal home for someone looking to purchase a semi-detached home in a quiet cul-de-sac!

In April 2026 Japanese knotweed was discovered at the property, the current owners have taken out and paid in full for the several year plan which means the buyers will not have to pay anything for any further treatment. The plan is fully transferable to the new owners.

Notable features include gas central heating with a combi boiler, UPVC double glazed windows, large rear garden, modern stylish kitchen, three good sized bedrooms, ground floor WC and more!

The property comprises entrance hall, lounge and kitchen. On the first floor there are three bedrooms and a wet room.

GROUND FLOOR

ENTRANCE HALL - 4.3m x 1.7m (14'1" x 5'7")

With black composite entrance door, staircase to the first floor and radiator.

LOUNGE - 3.6m x 5.2m (11'10" x 17'1")

With electric flame effect fire and two radiators.

KITCHEN - 3.4m x 3.3m (11'2" x 10'10")

With cream shaker design wall, drawer, and floor units, woodgrain effect roll edge worktop, electric oven, four ring gas hob, space for fridge freezer and washing machine, stainless steel sink, radiator and storage cupboard.

WC - With high flush WC.

FIRST FLOOR

LANDING - With loft access and storage cupboard.

BEDROOM ONE - 4.3m x 2.9m (14'1" x 9'6")

With radiator and built-in storage cupboard.

BEDROOM TWO - 3.7m x 3.1m (12'2" x 10'2")

With radiator and built-in storage cupboard.

BEDROOM THREE - 3.7m x 2m (12'2" x 6'7")

With radiator and built-in storage cupboard.

TO VIEW: Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk



WET ROOM - 1.7m x 1.8m (5'7" x 5'11")

With close coupled WC, pedestal wash hand basin with mixer tap, walk-in wet room style shower and radiator.

EXTERNALLY

GARDEN - Externally there is a large fence enclosed rear garden with lawn and patio.

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

AGENTS REF: - TM/LS/MID260252/22052026

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

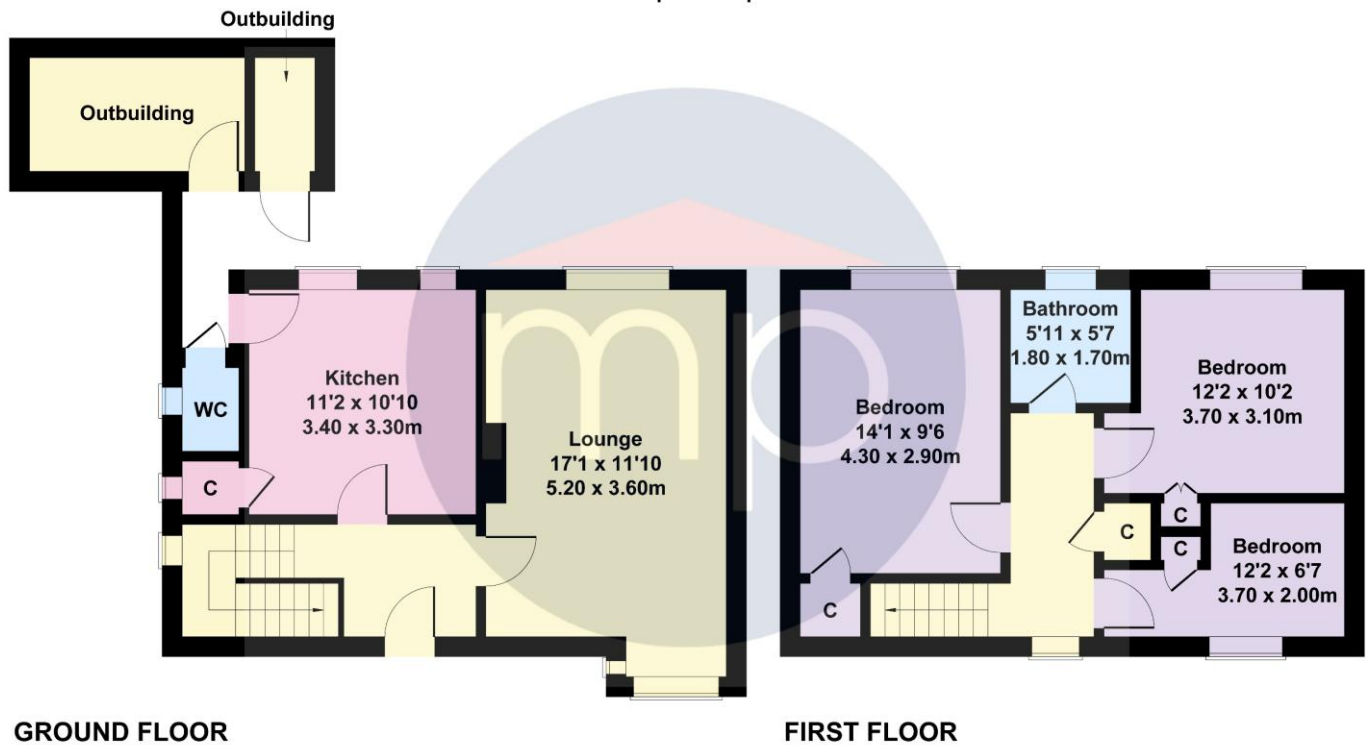
TO VIEW: Contact our Middlesbrough office on
Tel: 01642 254222





7 Keasdon Close

Approximate Gross Internal Area
904 sq ft - 84 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