



**Mulberry Wynd, STOCKTON-ON-TEES TS18 3BQ**

**welcome to**

## **Mulberry Wynd, STOCKTON-ON-TEES**

Calling all first time buyers! Modern five bedroom town house family home situated on the popular Mulberry Wynd. Offering a fantastic location close to local amenities, public transport links and local schools.

### **Entrance Porch**

Access to Kitchen/Diner.

### **Kitchen**

14' 4" x 10' 8" ( 4.37m x 3.25m )

Fitted with a range of wall and base units with working surfaces and splashbacks, oven with gas hob and extractor fan over, sink/drainage unit, window to front elevation, stairs to first floor, radiator.

### **Wc**

Low level wc, wash hand basin, radiator.

### **Lounge**

14' 5" x 11' 3" ( 4.39m x 3.43m )

UPVC double glazed doors to rear, window to rear, radiator.

### **First Floor**

### **Landing**

### **Bedroom 2**

14' 8" x 11' 5" ( 4.47m x 3.48m )

Juliet balcony, window to rear.

### **Bedroom 3**

10' 11" x 8' ( 3.33m x 2.44m )

Window to front, radiator, door to en-suite.

### **En-Suite**

Shower, low level wc, wash hand basin with splashback, spotlighting.

### **Second Floor**

### **Bedroom 1**

9' 6" x 7' 7" ( 2.90m x 2.31m )

Window to front, radiator.

### **Bedroom 5**

12' 6" x 8' ( 3.81m x 2.44m )

Window to rear, radiator.

### **En-Suite**

Low level wc, wash hand basin with splashback, shower, radiator.





### Externally

#### **Rear Garden**

Enclosed via timber shed with side gate access, patio area, lawn area,

#### **Front Garden**

Small area of lawn.

#### **Single Garage**

To rear with double driveway.



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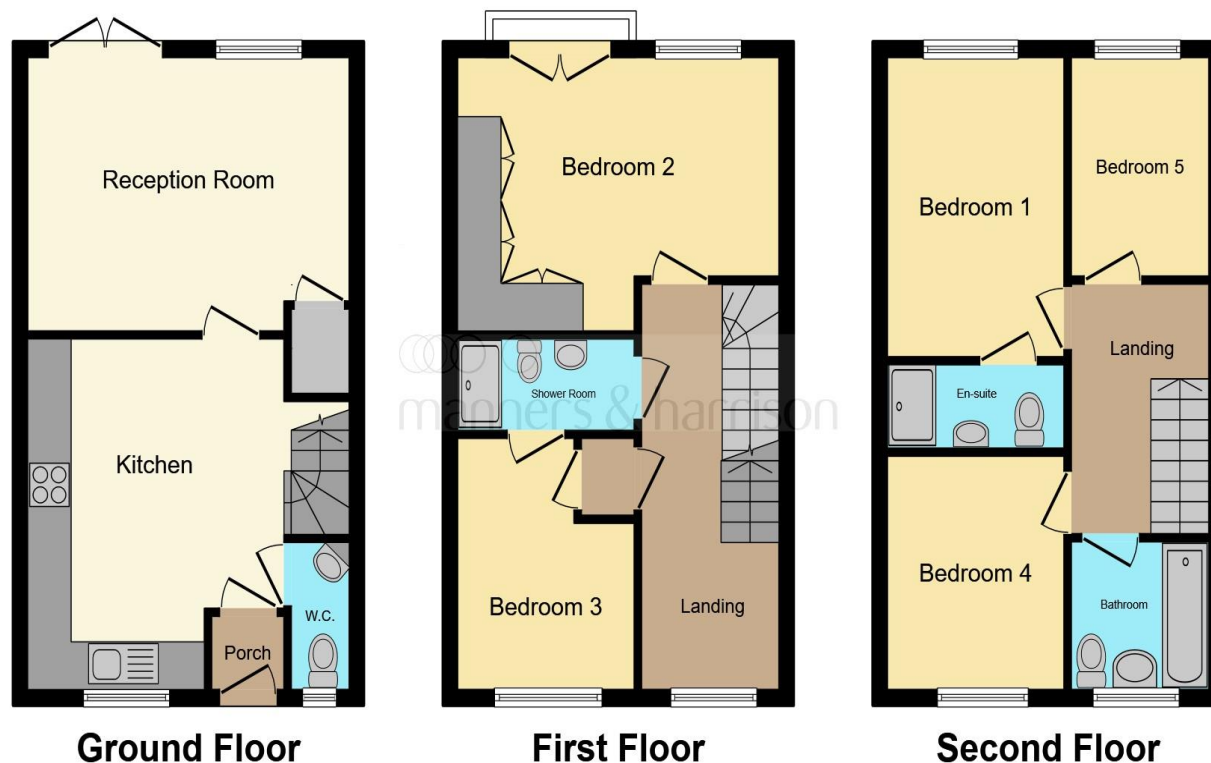
welcome to

## Mulberry Wynd, STOCKTON-ON-TEES

- KITCHEN/ DINER
- SPACIOUS LOUNGE
- 2 ENSUITES
- FRONT & REAR GARDEN
- SINGLE GARAGE WITH DOUBLE DRIVE

Tenure: Freehold EPC Rating: C

**£170,000**



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:  
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