

**\*\*\*NO ONWARD CHAIN\*\*\*** Smith & Friends Estate Agents are delighted to market this town house located on Mulberry Wynd, Stockton-On-Tees. This property would be an ideal family purchase offering mountain's of space throughout spread over three floors. The ground floor offers an excellent size modern kitchen/dining room, reception room, cloakroom and a welcoming entrance hallway leading to the next level. Level two offer a light airy lounge with a Juliette balcony, master bedroom and a shower ensuite. The upper level has three further bedrooms and a family bathroom. External: Detached garage, driveway to the rear of the property and enclosed rear garden with a seating decking area. The front external overlooks a greenway and low level gated entrance. Location: Fantastic location being close to the retail park and Stockton Town Centre.

**Mulberry Wynd, Stockton-On-Tees, TS18 3BQ**

**4 Bedroom - House - Terraced**

**£165,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**



## Mulberry Wynd, Stockton-On-Tees, TS18 3BQ

### ENTRANCE HALL

3'2 x 13'3 (0.97m x 4.04m)

Via front door with stairs to upper level.

### CLOAKROOM/WC

2'10 x 5'7 (0.86m x 1.70m)

Double glazed window to front aspect, WC, wash hand basin, flooring and radiator.

### RECEPTION ROOM

8'10 x 10'8 (2.69m x 3.25m)

Double glazed window to front aspect, radiator and flooring.

### KITCHEN

15'8 x 13'9 (4.78m x 4.19m)

Double glazed doors to rear aspect, storage cupboard, wall and base units, gas hob, integrated fridge/freezer and radiator.

### FIRST FLOOR LANDING

3'6 x 9'5 (1.07m x 2.87m)

Carpet, radiator and stairs to upper level.

### LOUNGE

15'9 x 10'11 (4.80m x 3.33m)

Carpet, radiator, double glazed window to front aspect leading to Juliet balcony.

### BEDROOM 1

8'9 x 13'10 (2.67m x 4.22m)

Double glazed window to rear aspect, carpet and radiator.

### EN SUITE

6'8 x 5'3 (2.03m x 1.60m)

Double glazed window to rear aspect, shower, WC, wash hand basin and radiator.

### SECOND FLOOR LANDING

3'5 x 9'6 (1.04m x 2.90m)

Carpet, loft access and storage cupboard.

### BEDROOM 2

8'10 x 14'3 (2.69m x 4.34m)

Double glazed window to front aspect, radiator and carpet.

### BEDROOM 3

8'9 x 10'6 (2.67m x 3.20m)

Double glazed window to rear aspect, radiator and carpet.

### BEDROOM 4

6'7 x 8'4 (2.01m x 2.54m)

Double glazed window to front aspect, radiator and carpet.

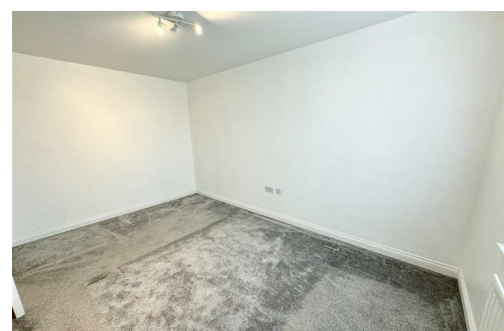
### BATHROOM

6'6 x 6' (1.98m x 1.83m)

Double glazed window to rear aspect, bath, WC, wash hand basin, extractor fan and radiator.

### OUTSIDE

To the rear of the property is a garden laid to lawn with decking/seating area in addition to a driveway and detached single garage.



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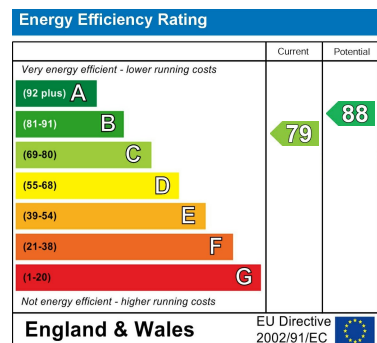


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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