



This attractive detached home comes to the market with no forward chain and occupies a fantastic CORNER PLOT with an excellent outlook to the front. Offering generous living space and great potential, it represents an ideal purchase for a growing family.

The ground floor features a welcoming entrance hallway, an INTEGRAL GARAGE and a versatile front reception room currently used as a home office/study. To the rear, there is a spacious open-plan kitchen and lounge area, perfect for modern family living, along with a convenient cloakroom.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with an en-suite shower room, as well as a separate family bathroom.

Externally, the home boasts a generous rear garden, garage, and ample driveway parking. With its flexible layout and sought-after position, this property offers superb potential to create a wonderful family home. The property benefits having solar panels.

Mulberry Wynd, Stockton-On-Tees, TS18 3BF

3 Bed - House - Detached

O.I.R.O £200,000

EPC Rating:

Council Tax Band: C

Tenure: Freehold



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Mulberry Wynd, Stockton-On-Tees, TS18 3BF



Entrance Hallway

Entrance door, carpet flooring, 1 x radiator and integral access to garage.

Lounge

Open plan with kitchen, flooring, 1 x radiator and rear double glazed doors access to the rear garden.

Kitchen

1 x rear double glazed window, rear UVPC door, flooring and 1 x radiator.

Cloakroom

W/c, wash hand basing and 1 x radiator.

Landing

Carpet flooring, 1 x side double glazed window, storage cupboard and loft access.

Bedroom

2 x front double glazed window, carpet flooring and radiator.

Ensuite

1 x side double glazed window, w/c, wash hand basin, radiator and walk in shower.

Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.

Bedroom

1 x rear double glazed window, carpet flooring and radiator.

Bathroom

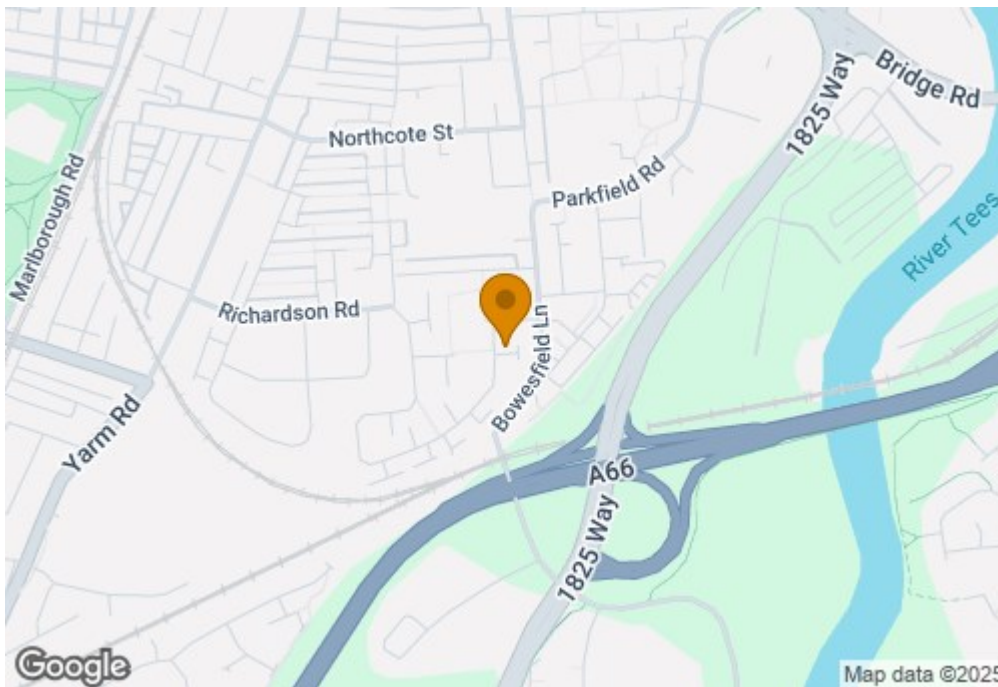
1 x front double glazed window, bath, w/c, wash hand basin and fitted cupboard.

External

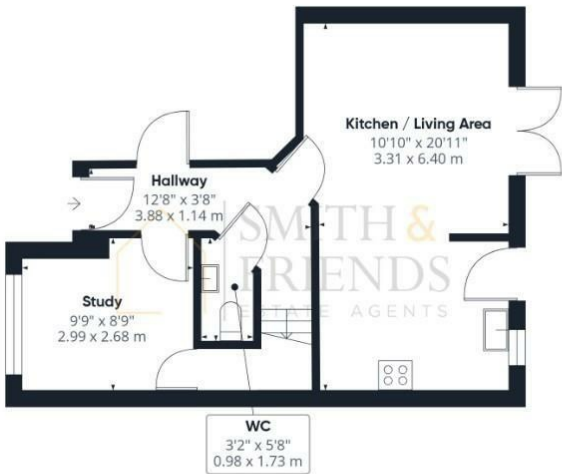
Solar panels, garage, ample parking, gardens front and rear.
Side access.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
870 ft²
80.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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. Smith & Friends Estate Agents 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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