



Apt 3, 47 Mulberry Wynd, Stockton-On-Tees
£62,500





Apartment 3

47 Mulberry Wynd, Stockton-On-Tees

Imagine starting the day with coffee by the bay window overlooking the leafy surroundings, enjoying a riverside stroll at the weekend, then returning home to a bright, contemporary apartment that's easy to maintain and enjoyable to live in.

- Bright and spacious first-floor apartment
- Impressive open-plan living, dining and kitchen area
- Attractive bay window and excellent natural light
- Two bedrooms offering flexibility for guests or home working
- Modern bathroom and en-suite
- Well-maintained contemporary development
- Close to the River Tees and riverside walks

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Set within a modern, tree-lined development just moments from Stockton's riverside, this beautifully presented first-floor apartment offers the perfect blend of contemporary living, convenience and community. Whether you're stepping onto the property ladder, downsizing without compromise, or searching for an investment in a highly accessible location, this home delivers a lifestyle as attractive as the apartment itself.

From the moment you enter, the apartment feels bright, welcoming and surprisingly spacious. The heart of the home is the impressive open-plan living, dining and kitchen space, where the large bay window floods the room with natural light throughout the day. It's a space designed for modern living—perfect for entertaining friends, enjoying relaxed evenings on the sofa or working from home with plenty of room to breathe.

The contemporary kitchen sits seamlessly within the living area, creating a sociable atmosphere where cooking, dining and conversation naturally come together.

Outside your front door, Mulberry Wynd offers a lifestyle that many buyers are seeking. Enjoy morning walks along the nearby River Tees, easy access to Stockton town centre, independent cafés, restaurants and leisure facilities, while excellent transport connections make commuting across Teesside straightforward. The development itself benefits from an attractive streetscape, mature planting and a friendly residential feel.

The apartment provides two well-proportioned bedrooms, making it equally suited to professionals, couples, small families or those wanting a dedicated home office. A modern family bathroom and en-suite complete the accommodation.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





Agents Note:

Ground Rent: £150 PA

Service/Maintenance Charge: £1,740 PA

Services

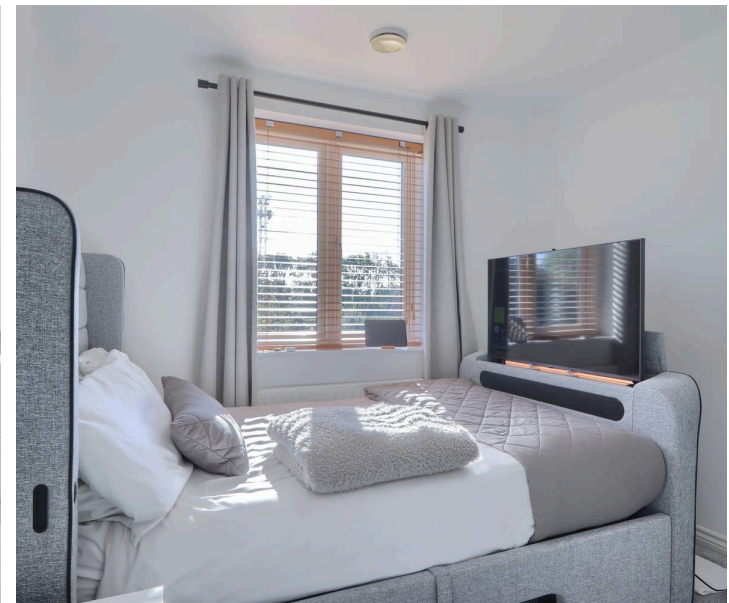
We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:

LJ/LS/13102026

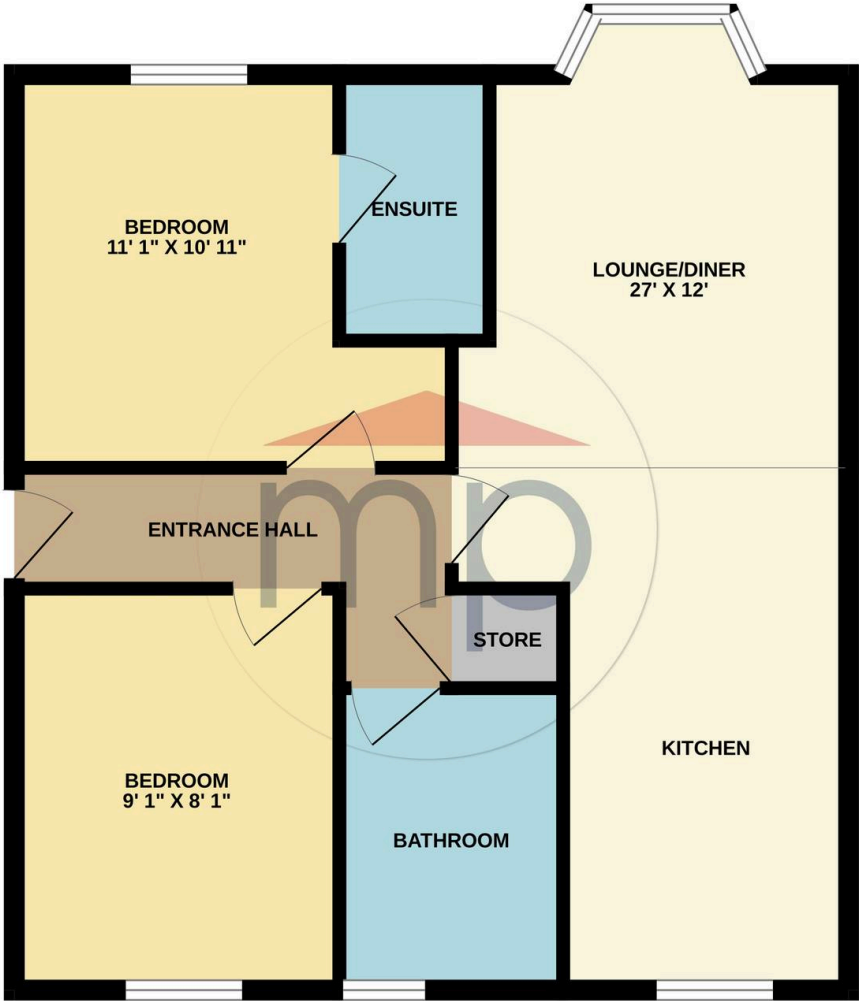




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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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