



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

This double fronted detached home is perfectly suited to a growing family. Set within a popular and contemporary development, it enjoys easy access to shops, everyday amenities and excellent road and transport links, making commuting across Teesside wonderfully straightforward.

Inside, the layout is practical and inviting. To the left of the hallway, the kitchen/dining room provides a bright space for family life, complete with built in oven and hob as well as French doors opening directly onto the garden. To the right, the lounge offers a comfortable space to relax and unwind. The ground floor also benefits from a useful utility room and a cloaks/WC, adding further convenience.

Upstairs, the master bedroom features its own en-suite shower room, while three further bedrooms and a modern family bathroom complete the first floor, giving plenty of space for children, guests or home working.

Outside, the property enjoys a corner position with a pleasant green to the side, creating an ideal setting for families and offering a lovely sense of openness. The garden sits to the side of the home and is perfect for outdoor dining or relaxing in the warmer months. To the rear, there is a single garage along with additional parking.

With its generous proportions, family-friendly layout and location close to schools, amenities and transport links, this fantastic four bedroom detached house offers an ideal opportunity for those seeking a stylish, modern home.

£220,000



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PORCH

HALLWAY

LOUNGE

19'10" x 11'5" (6.05m x 3.48m)

KITCHEN/DINING ROOM

19'10" x 11'2" (6.05m x 3.40m)

UTILITY ROOM

6'10" x 5'9" (2.08m x 1.75m)

DOWNSTAIRS WC

5' x 3'4" (1.52m x 1.02m)

LANDING

BEDROOM ONE

12'11" x 11'9" (3.94m x 3.58m)

ENSUITE

6'8" x 5'2" (2.03m x 1.57m)

BEDROOM TWO

11'4" x 7'5" (3.45m x 2.26m)

BEDROOM THREE

10'1" x 9'7" (3.07m x 2.92m)

BEDROOM FOUR

9'1" x 7'9" (2.77m x 2.36m)

BATHROOM

6'8" x 5'7" (2.03m x 1.70m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



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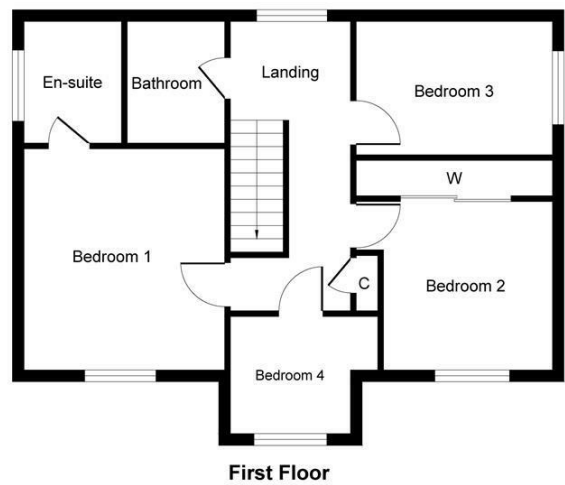
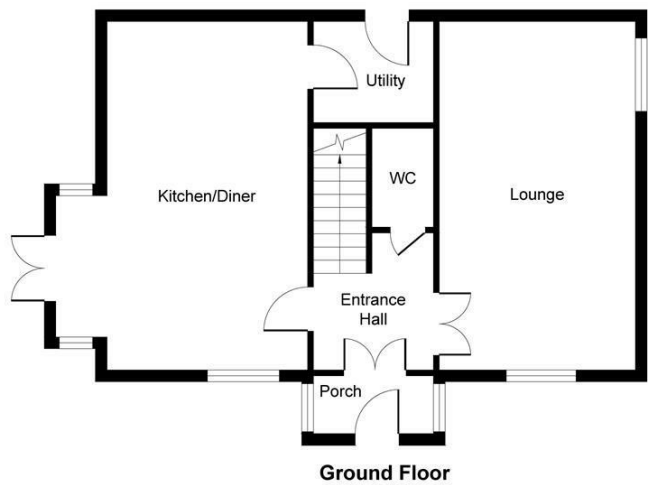


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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
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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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