



Mulberry Way, Wynyard BILLINGHAM TS22 5FL

welcome to

Mulberry Way, Wynyard BILLINGHAM

A wonderful, four bedroom, detached residence.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Accessed via UPVC door, double glazed window to front, parquet flooring, understairs storage cupboard, stairs to first floor.

Cloakroom

Low level WC, pedestal wash hand basin, fully tiled walls.

Lounge

Feature mirrored wall, bay window, parquet flooring.

Kitchen / Diner

High gloss wall and base units with granite work surfaces, stainless steel splashback and extractor, 5 ring gas hob, integrated oven/grill/microwave/fridge freezer/dish washer, bi-fold doors to garden, double glazed window to rear, spotlights, parquet flooring.

Utility Room

Loft hatch, storage cupboard.

Bedroom 1

Double glazed window to front, radiator, carpet flooring.

En Suite

Vanity wash hand basin, low level WC, double shower, chrome heated towel rail, fully tiled walls, parquet flooring, double glazed window to front, spotlights.

Bedroom 2

Double glazed window to rear, radiator, carpet flooring.

Bedroom 3

Double glazed window to front, radiator, carpet flooring, storage cupboard.

Bedroom 4

Double glazed window to rear, radiator, carpet flooring.

Bathroom

Double glazed window to rear, chrome heated towel rail, vanity wash hand basin, low level WC, bath, corner shower cubicle, parquet flooring, fully tiled walls, spotlights.

Externally

Front Garden

Laid to lawn with mature borders.

Rear Garden

Patio area, laid to lawn, planted borders.

Garage

Up and over door.





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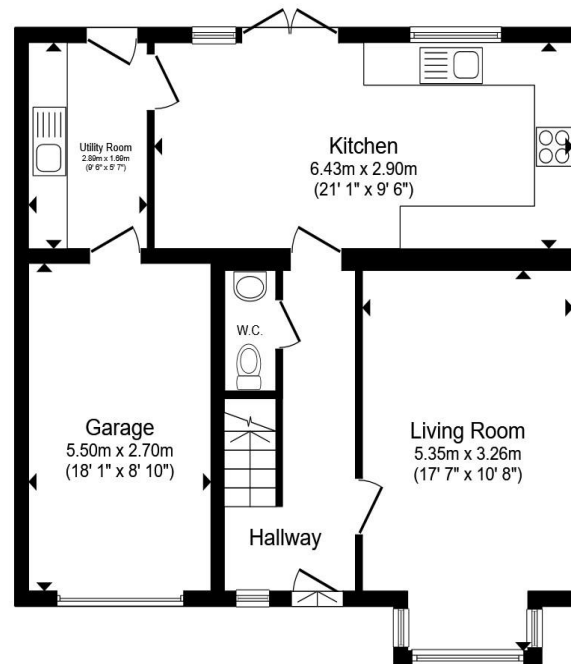
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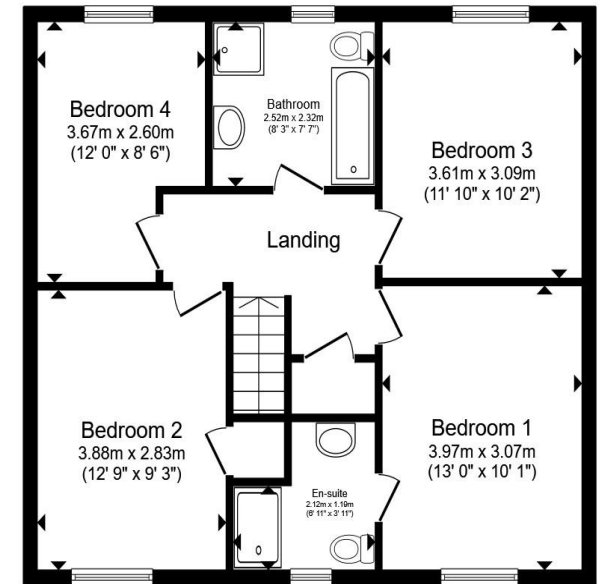
- GARAGE
- UTILITY ROOM
- EN SUITE
- POPULAR LOCATION
- DOUBLE DRIVEWAY

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£340,000



Ground Floor



First Floor

Total floor area 131.2 m² (1,412 sq.ft.) approx

This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
BIL109775 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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