



Flat 5, 49 Mulberry Wynd, Stockton-On-Tees
£75,000





Flat 5

49 Mulberry Wynd, Stockton-On-Tees

Spacious two-bedroom apartment with a superb open-plan living/dining kitchen, allocated parking and bright, flexible accommodation – ideal for first-time buyers or professionals.

- Spacious two-bedroom second-floor apartment with No Onward Chain
- Impressive open-plan lounge/dining/kitchen
- Generous living space – perfect for relaxing & entertaining
- Two well-proportioned bedrooms
- Second bedroom ideal for guests or home working
- Allocated parking
- Bright, neutral interior ready to make your own
- Ideal first-time buy, professional home or investment
- Walking distance to Stockton High Street
- Gas central heating & UPVC double glazing

Flat 5

49 Mulberry Wynd, Stockton-On-Tees

Easy apartment living with space to relax, entertain and work from home.

Bright, spacious and refreshingly easy to live in, this **two-bedroom second-floor apartment at Mulberry Wynd** offers a great combination of sociable living space, two well-proportioned bedrooms and the convenience of **allocated parking** – ideal for a first-time buyer, professional couple or someone looking for a low-maintenance home.

The real highlight is the impressive **open-plan lounge, dining area and kitchen**, measuring approximately **6.63m x 5.10m**. Rather than feeling like a typical apartment, this generous space gives you room to create distinct areas for cooking, dining and relaxing while still keeping everything wonderfully connected.

It is the kind of layout that works just as well for a quiet evening on the sofa as it does for having friends over for dinner. The kitchen sits naturally within the room, keeping whoever is cooking part of the conversation, while the large living area provides plenty of flexibility for your own furniture and style.

There are **two bedrooms**, giving the apartment added versatility. Use both as bedrooms, create a dedicated home office, or have that all-important spare room ready for visiting friends and family. The photographs also show the rooms enjoying a light, neutral finish, making them easy spaces to personalise.

A bathroom completes the accommodation, while practical touches include **gas central heating and uPVC double glazing**. Better still, the apartment benefits from **allocated parking**, taking away the everyday hassle of searching for somewhere to leave the car.

For buyers wanting the convenience of apartment living without sacrificing usable space, this is a home that makes everyday life simple. **Two bedrooms, a particularly generous open-plan living space and your own allocated parking** combine to create an appealing, easy-to-manage home in Stockton.





Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Hallway

13' 5" x 3' 11" (4.10m x 1.20m)

Bedroom 1

10' 1" x 7' 7" (3.07m x 2.31m)

Bedroom 2

11' 2" x 9' 1" (3.40m x 2.77m)

Bathroom

6' 11" x 8' 9" (2.10m x 2.67m)

Lounge/Kitchen

21' 9" x 16' 9" (6.63m x 5.10m)

Agents Note:

Service/Maintenance Charge: £1,740 PA Ground Rent: £150 PA

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.

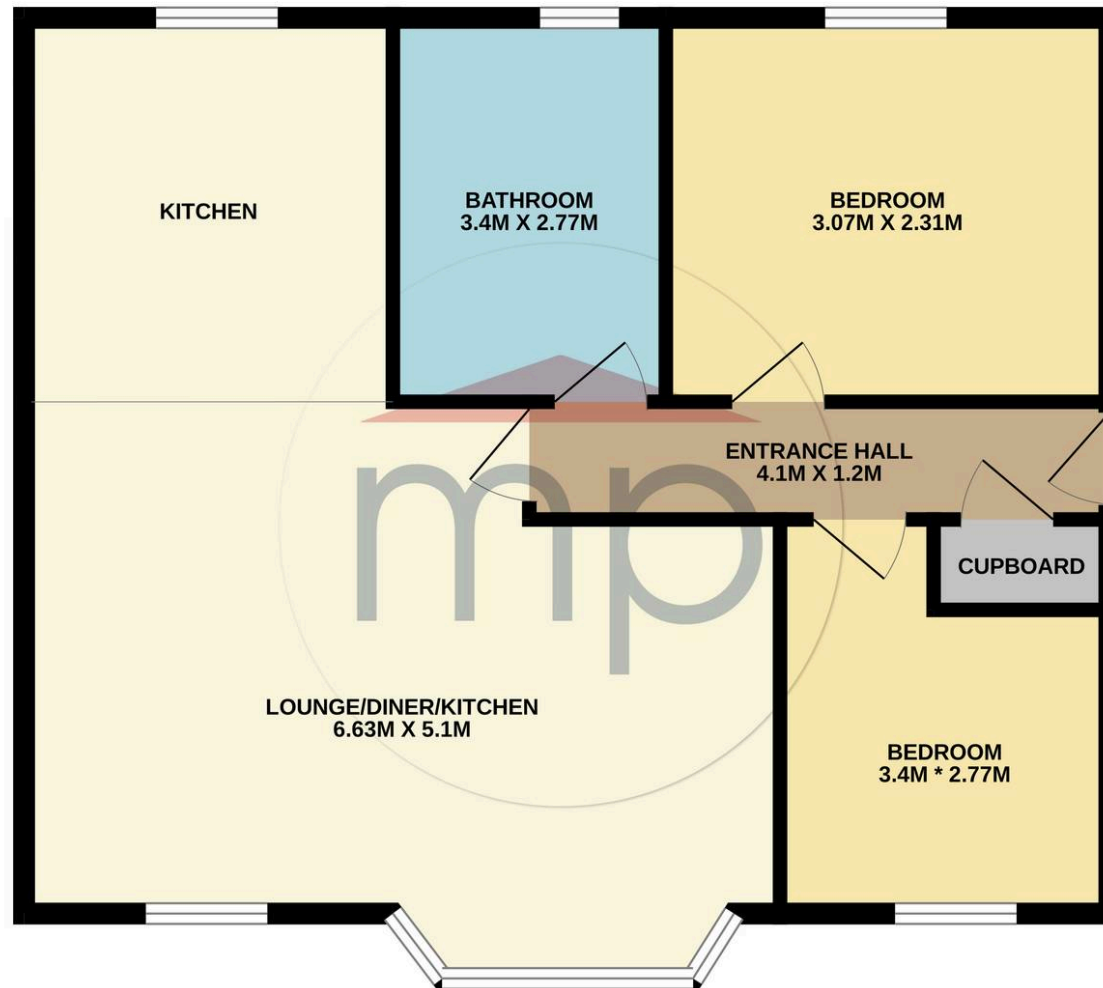




Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			

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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