





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

manners & harrison

*welcome to*

# Mulberry Wynd, Stockton-On-Tees

Spacious four-bedroom detached family home on a modern Stockton-On-Tees estate. Featuring a bright and airy lounge, kitchen diner, two en-suites, driveway, integral garage and enclosed rear garden with decking. Ideally positioned close to local schools, amenities and public transport links.

**Entrance Hall**
Stairs to first floor, radiator, cupboard under stairs

**Wc**
Low level WC, splash back, radiator, sink

**Lounge**
20' 3" x 10' 7" ( 6.17m x 3.23m )
Front elevation window, radiator

**Kitchen/Diner**
26' 8" max x 10' ( 8.13m max x 3.05m )
2 rear elevation windows, splash back, sink and drainer, washer, fridge freezer, oven, gas hobs, extractor fan, wall and base units, UPVC to rear, radiator, dishwasher

**Bedroom 1**
14' 5" in recess x 10' 11" ( 4.39m in recess x 3.33m )
Built in cupboards, wardrobes in recess, front elevation windows, radiator

**En Suite**
Shower cubicle , low level WC, sink, side elevation window, splash back, extractor fan

**Bedroom 2**
13' 6" to recess x 12' 4" max ( 4.11m to recess x 3.76m max )
Front elevation window, radiator, access to ensuite, shower, sink, radiator, low level Wc, splash back

**Bedroom 3**
9' 8" x 8' 9" ( 2.95m x 2.67m )
Rear elevation window, radiator, access to ensuite with bedroom 2

**Bedroom 4**
11' x 9' 2" ( 3.35m x 2.79m )
Rear elevation window, radiator

**Bathroom**
Bath, splash back, low level WC, sink, spotlight, rear elevation window, extractor fan

**Agents Notes**
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. 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.









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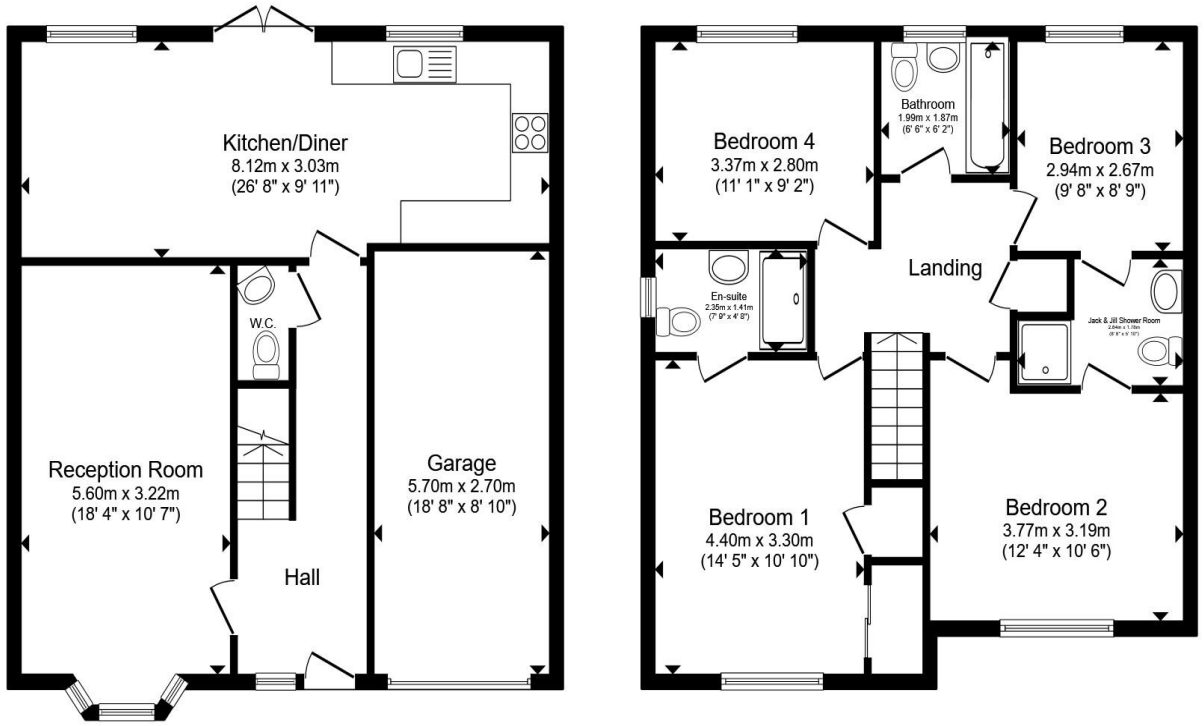
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# Mulberry Wynd, Stockton-On-Tees

- OFF-STREET PARKING
- GARAGE
- FRONT AND REAR GARDENS
- OPEN PLAN KITCHEN/DINER
- MASTER BEDROOM WITH EN SUITE

Tenure: Freehold EPC Rating: C
Council Tax Band: D

## £249,999




Total floor area 141.4 m² (1,522 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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The Property Ombudsman

Property Ref:
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