



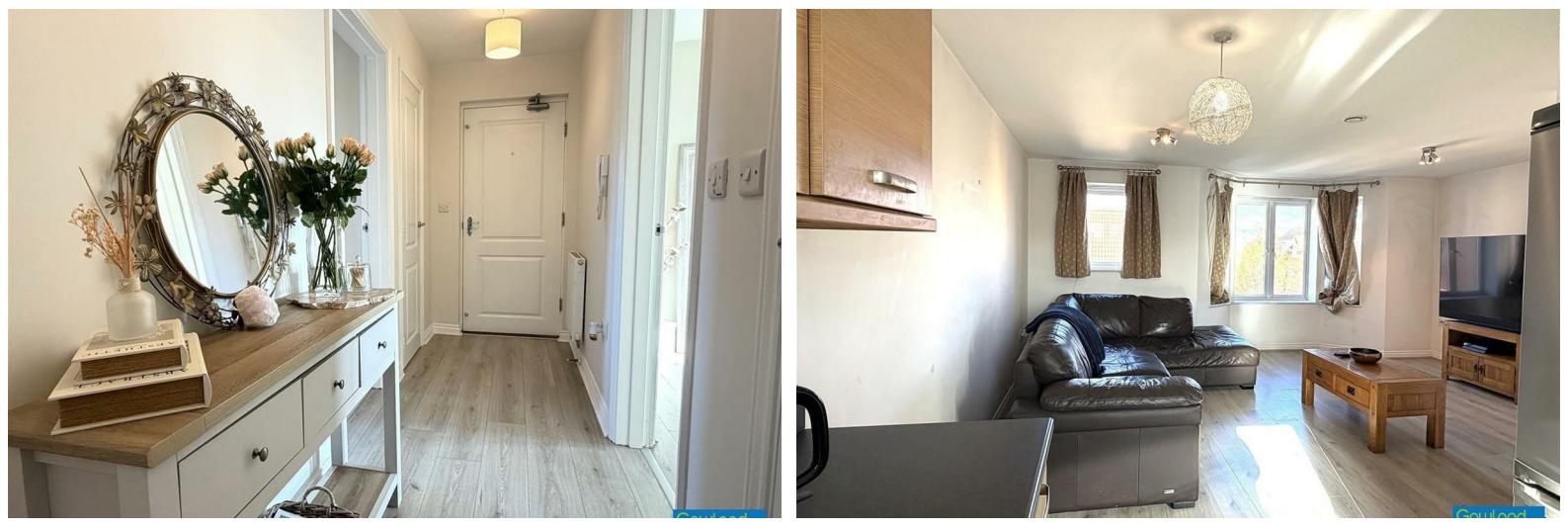
## Mulberry Wynd, Stockton-On-Tees, TS18 3BF

This second floor apartment offers a superb opportunity for first time buyers and investors. Ideally positioned close to local amenities, excellent transport links, and within easy reach of the town centre and A66, the location ensures convenience and great connectivity for commuters.

The well planned accommodation includes a welcoming hallway with a large storage cupboard, two bedrooms, a modern shower room, and a bright open plan lounge and kitchen fitted with a good range of units and an integrated oven and hob.

The property benefits from gas central heating and UPVC double glazing throughout, ensuring comfort and efficiency all year round. Outside, there is allocated parking with additional visitor parking available. Residents will also appreciate the well maintained communal areas, which add to the overall appeal.

**£70,000**



# Mulberry Wynd, Stockton-On-Tees, TS18 3BF

## HALL

## LOUNGE/KITCHEN

16'8" > 8'2" x 21'9" (5.08m > 2.49m x 6.63m)



## BEDROOM ONE

11'1" x 9'1" (3.38m x 2.77m)

## BEDROOM TWO

7'8" x 7'2" (2.34m x 2.18m)

## SHOWER ROOM

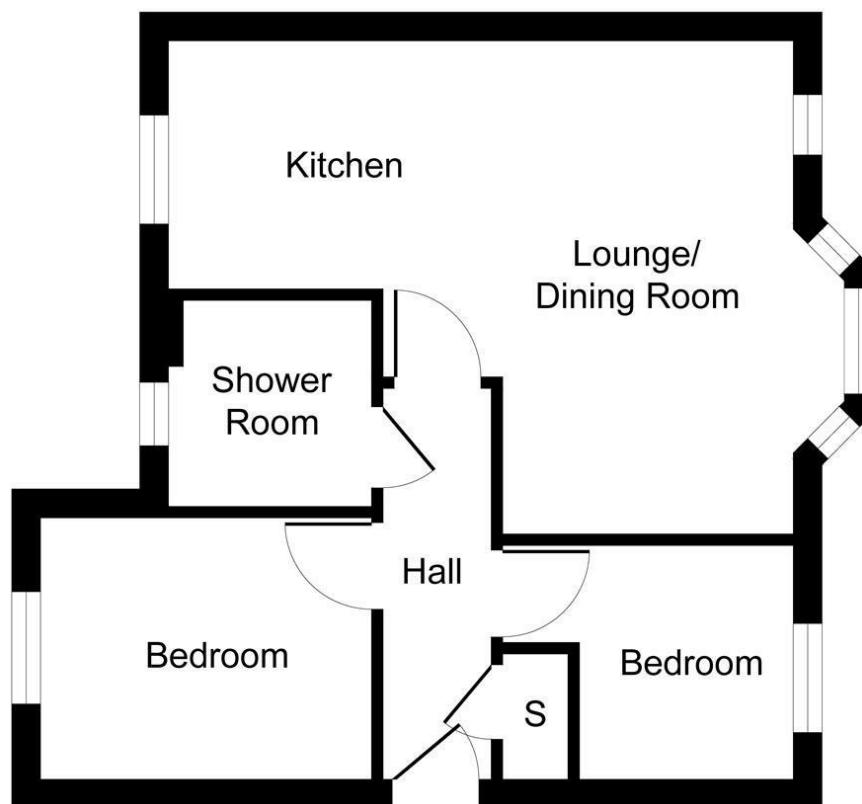
6'8" x 5'9" (2.03m x 1.75m)

## 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.



## Floor Plan

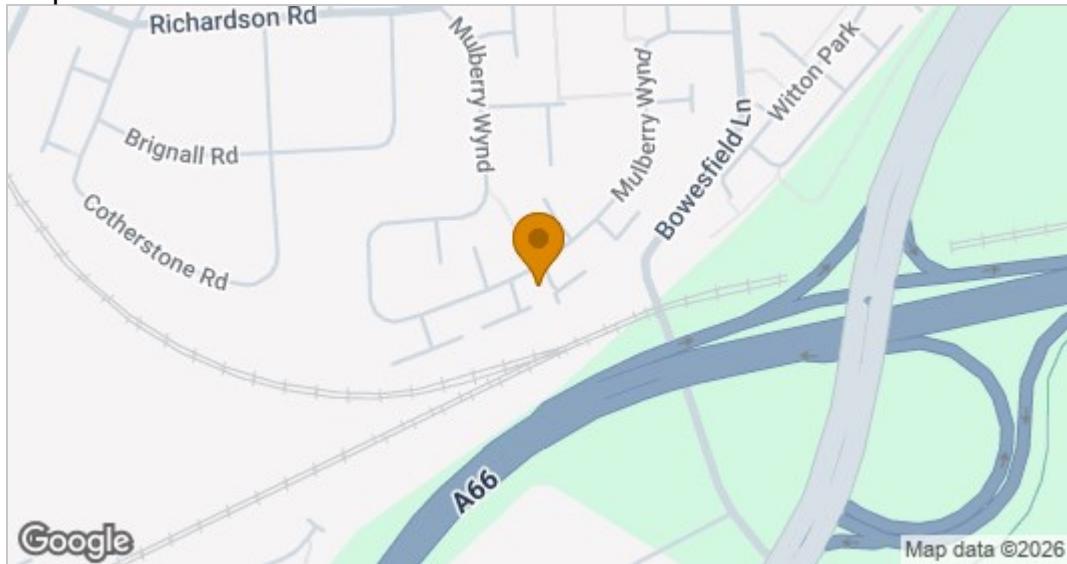


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.

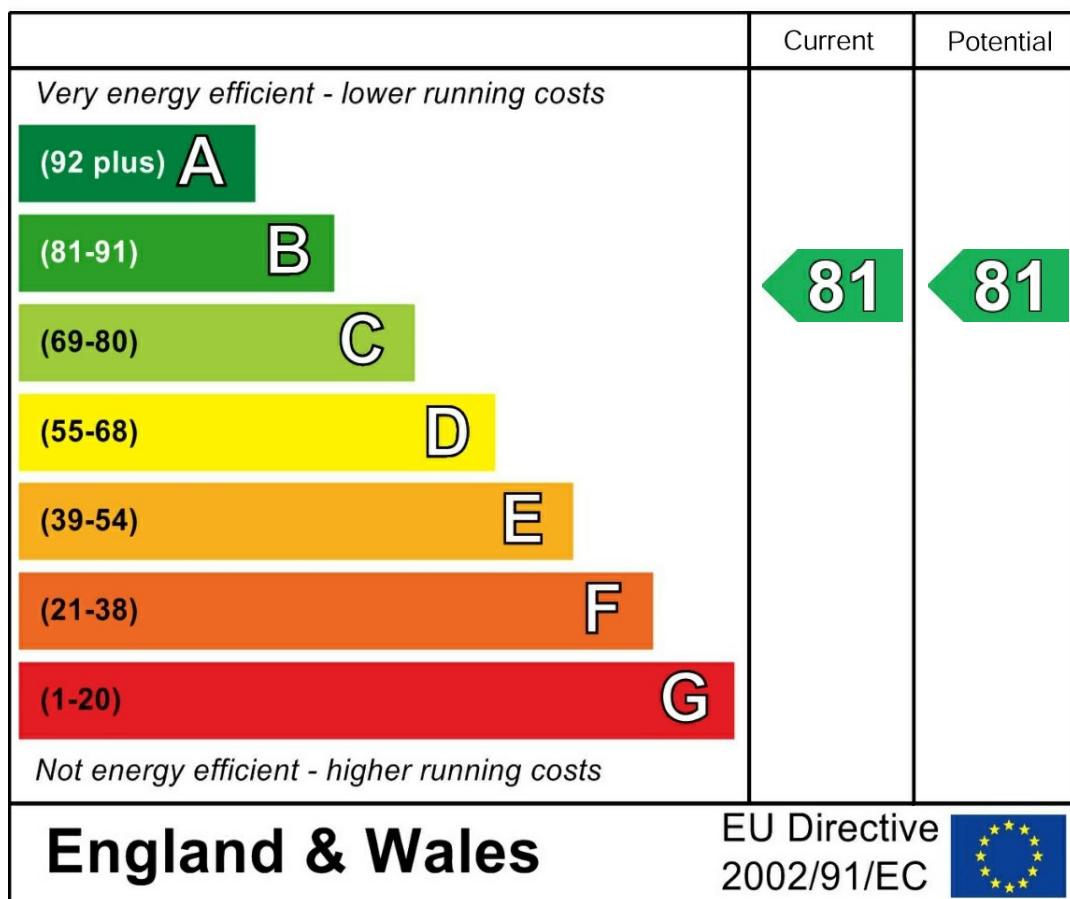
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## Map



## EPC graph

### Energy Efficiency Rating



## VIEWING

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

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