

## MULBERRY WYND, STOCKTON-ON-TEES, TS18 3BF



- ▲ Bright and spacious first-floor apartment
- ▲ Impressive open-plan living, dining and kitchen area
- ▲ Attractive bay window and excellent natural light
- ▲ Two bedrooms offering flexibility for guests or home working
- ▲ Modern bathroom
- ▲ Well-maintained contemporary development
- ▲ Close to the River Tees and riverside walks
- ▲ Convenient for Stockton town centre, transport links and amenities
- ▲ Ideal first home, downsizer or buy-to-let investment

**£80,000**

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Set within a modern, tree-lined development just moments from Stockton's riverside, this beautifully presented first-floor apartment offers the perfect blend of contemporary living, convenience and community. Whether you're stepping onto the property ladder, downsizing without compromise, or searching for an investment in a highly accessible location, this home delivers a lifestyle as attractive as the apartment itself.

From the moment you enter, the apartment feels bright, welcoming and surprisingly spacious. The heart of the home is the impressive open-plan living, dining and kitchen space, where large windows and a feature bay window flood the room with natural light throughout the day. It's a space designed for modern living—perfect for entertaining friends, enjoying relaxed evenings on the sofa or working from home with plenty of room to breathe.

The contemporary kitchen sits seamlessly within the living area, creating a sociable atmosphere where cooking, dining and conversation naturally come together.

Outside your front door, Mulberry Wynd offers a lifestyle that many buyers are seeking. Enjoy morning walks along the nearby River Tees, easy access to Stockton town centre, independent cafés, restaurants and leisure facilities, while excellent transport connections make commuting across Teesside straightforward. The development itself benefits from an attractive streetscape, mature planting and a friendly residential feel.

The apartment provides two well-proportioned bedrooms, making it equally suited to professionals, couples, small families or those wanting a dedicated home office. A modern family bathroom and generous storage complete the accommodation.

#### **ACCOMMODATION**

**ENTRANCE HALL** - Entrance door to entrance hall with single radiator, large store cupboard and telephonic intercom entry system.

**TO VIEW:** Tel: **01642 355000**  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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**LIVING/DINING ROOM/KITCHENETTE - 4.95m x 6.48m (max)  
(16'3" x 21'3" (max))**

With double glazed window to the front aspect, double glazed bay window to the front aspect and double glazed window to the rear aspect. Feature panelled wall and two twin radiators. Modern kitchen with complementary granite effect worktops incorporating a stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, electric oven and hob with overhead hood and stainless steel splashback.

**BEDROOM ONE - 2.6m x 3.23m (8'6" x 10'7")**

With double glazed window to the rear aspect and radiator.

**BEDROOM TWO - 2.18m x 2m (7'2" x 6'7")**

With double glazed window to the front aspect and single radiator.

**BATHROOM** - With double glazed window to the rear aspect, side panelled bath with shower over, pedestal wash hand basin, low level WC, single radiator, spotlights to ceiling and extractor fan.

**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.

**AGENTS NOTE:**

Service Charge: £1,790 PA

Ground Rent: £150 PA

**AGENTS REF:** - LJ/LS/STO260364/17062026

**Council Tax Band:** B

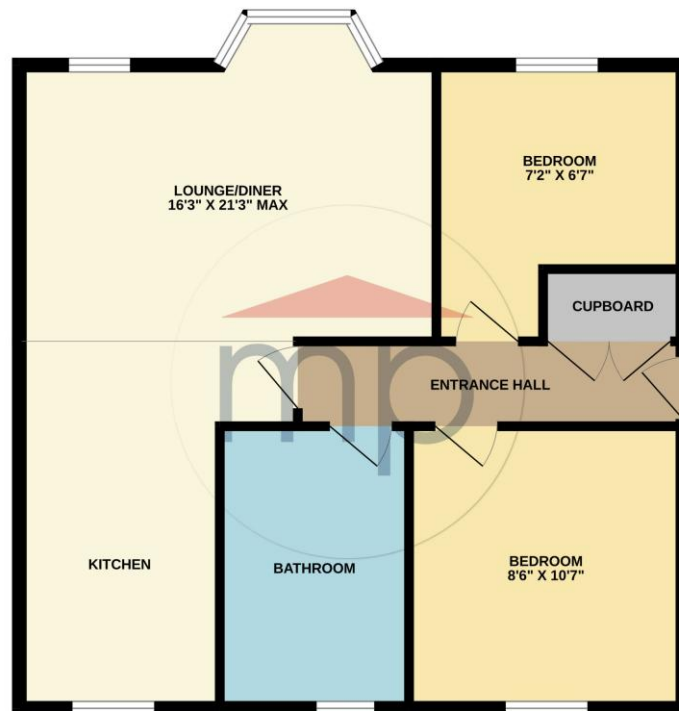
**Tenure:** Leasehold

**TO VIEW:** Contact our Stockton office on

Tel: 01642 355000



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81 B    | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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