



**Mulberry Wynd, TS18 3BF**  
**3 Bed - House - Semi-Detached**  
**Chain Free £115,000**

A smart and well presented 3 bedroom semi detached house situated on Mullbery Wynd, Stockton.

The property briefly comprises of entrance hallway, cloaks/WC, lounge, kitchen/breakfast room, landing, three bedrooms, en suite to bedroom one and bathroom/WC. Externally, the property has a driveway to the front, garden to rear and benefits from gas central heating, uPVC double glazing, modern kitchen and bathroom and en suite. In our opinion a viewing is highly recommended.



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# Mulberry Wynd, TS18 3BF

## ENTRANCE HALLWAY

Accessed via uPVC double glazed entrance door, doors leading to cloaks/WC, lounge and kitchen/dining area

## CLOAKS/WC

With low level WC, wash hand basin, uPVC double glazed window to the front elevation, single radiator.

## LOUNGE

16'7 max x 15'2 (5.05m max x 4.62m)

uPVC double glazed window to the rear elevation, uPVC double glazed French doors to the rear garden, double radiator, under stairs storage cupboard storage cupboard.

## KITCHEN/BREAKFAST ROOM

9'9 x 9'2 (2.97m x 2.79m)

A fitted kitchen with a range of wall, drawer and floor units incorporating a gas hob with stainless steel splash back, extractor hood over hob, built in electric oven, plumbing for washing machine, space for tumble dryer, space for fridge freezer, uPVC double glazed window to the front elevation, worktop with inset one and a half bowl stainless steel sink unit with mixer tap and single drainer, space for dining/breakfast table.

## LANDING

Which is approached via stairs front entrance hallway, with doors leading to bedrooms 1,2,3, bathroom/WC, built in airing cupboard

## BEDROOM ONE

11'11 x 9'9 (3.63m x 2.97m)

uPVC double glazed window to the rear elevation, single radiator, door leading to en suite

## EN-SUITE

With suite comprising of shower cubicle with shower, pedestal wash hand basin with mixer tap, low level WC, single radiator.

## BEDROOM TWO

9'8 x 9'5 (2.95m x 2.87m)

uPVC double glazed window to front elevation, single radiator.

## BEDROOM THREE

7'11 x 6'7 (2.41m x 2.01m)

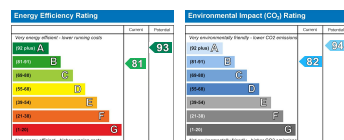
uPVC double glazed window to rear elevation, single radiator.

## BATHROOM/WC

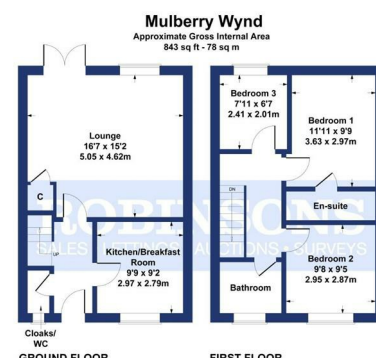
With bathroom suite comprising of bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC, single radiator, uPVC double glazed window to the front elevation.

## OUTSIDE

To the front there is a parking space for 2 cars with additional parking spaces to the rear with paved footpath leading to the front entrance door and access to the side via gated access, which in turn leads to the rear garden. The good size rear garden has a paved patio area, stepping down onto a lawned area which is enclosed by timber fencing.



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