



Mulberry Wynd, Stockton-On-Tees TS18 3BF

welcome to

Mulberry Wynd, Stockton-On-Tees

Well-presented two-bedroom apartment on the popular Mulberry Wynd Estate, Stockton-on-Tees. Featuring a spacious lounge/kitchen/diner, contemporary bathroom, en-suite to bedroom one and allocated parking. Ideal for first-time buyers or home movers. Early viewing recommended!

Lounge

27' x 12' (8.23m x 3.66m)

Rear elevation window, radiator

Kitchen

Radiator, rear elevation window, oven, wall and base units, sink, electric hob, boiler

Bedroom 1

11' 1" max x 10' 11" max (3.38m max x 3.33m max)

Front elevation window, radiator

En Suite

Shower cubicle, radiator, sink, splash back, low level wc, spotlights, extractor fan

Bedroom 2

9' 1" x 8' 1" (2.77m x 2.46m)

Front elevation window, radiator

Bathroom

Bath, splashback, sink, radiator, front elevation window, spotlights, extractor fan, low level wc

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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Mulberry Wynd, Stockton-On-Tees

- TWO BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINER
- ENSUITE TO BEDROOM ONE
- ALLOCATED PARKING
- CLOSE TO AMENITIES

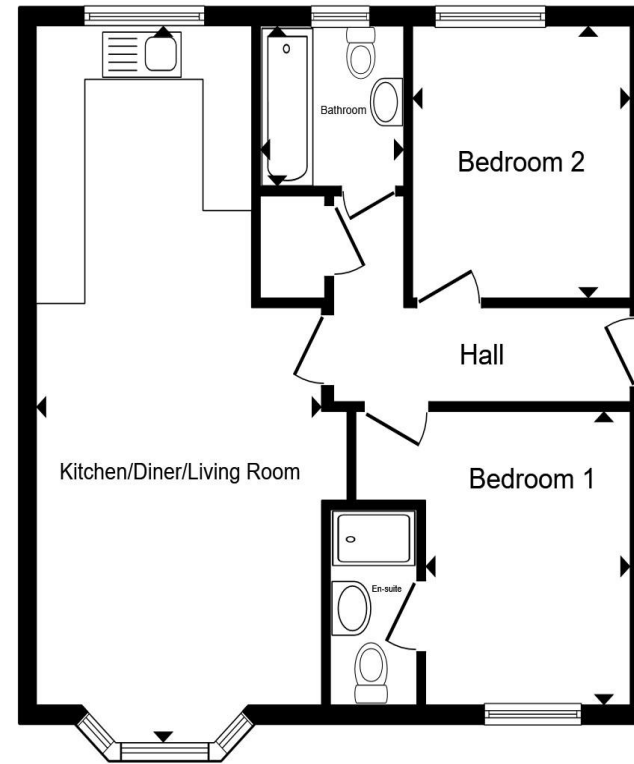
Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 148.00

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£75,000



Total floor area 56.2 m² (604 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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Property Ref:
STO116497 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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