

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

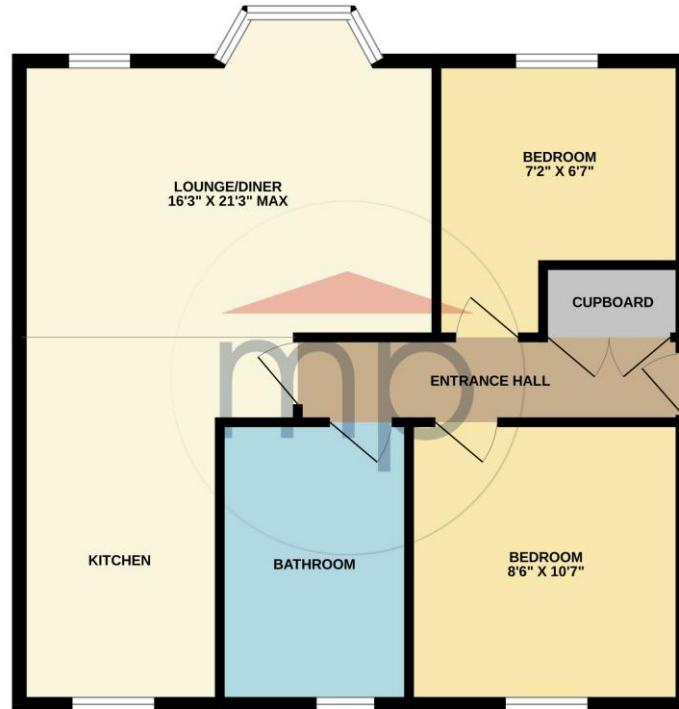
Council Tax Band: B **Tenure:** Leasehold

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Tel: 01642 355000



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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. 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. Made with Metropix CS2020.

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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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