



Mulberry Wynd, TS18 3BF
3 Bed - House - Detached
£155,000

We are pleased to offer for sale this three bedroom detached house located on a popular modern development approximately one mile from the Town Centre and within walking distance of local shops, schools and an excellent network of roads providing excellent access to the surrounding residential and commercial areas. Presented in good decorative order throughout the property offers family sized accommodation with the benefit of gas central heating, uPVC double glazing and security alarm system. The well appointed accommodation briefly comprises: Entrance Porch, spacious Lounge, separate Dining Room, Conservatory, good sized fitted Kitchen, Utility Room, ground floor Cloakroom/WC, Landing, three Bedrooms - two with fitted wardrobes and master with En Suite Shower Room/WC and family Bathroom/WC. Externally there is a enclosed front garden, tarmac drive, integral garage and enclosed low maintenance rear garden with paved patio area. Viewing is highly recommended.



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Mulberry Wynd, TS18 3BF

ENTRANCE PORCH

Double glazed entrance door to the front elevation. Central heating radiator and paneled door leading to the lounge.

LOUNGE

17'10 x 11'6 maximum (5.18m'3.05m x 3.35m'1.83m maximum)

Double glazed window to the front elevation. Attractive marble effect fire surround and pebble effect electric fire. TV aerial point and central heating radiator. Archway leading to the dining room.

DINING ROOM

11'10 x 10'6 (3.35m'3.05m x 3.05m'1.83m)

Double glazed French doors to the rear elevation leading to the conservatory. Staircase leading to the first floor, central heating radiator and paneled door leading to the kitchen

CONSERVATORY

9'4 x 7'10 (2.74m'1.22m x 2.13m'3.05m)

uPVC double glazed conservatory with tiled flooring and double glazed French doors leading to the rear garden.

KITCHEN

11'0 x 9'0 (3.35m'0.00m x 2.74m'0.00m)

Double glazed window to the rear elevation. Fitted floor, wall and drawer units with fitted work surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Built in oven and hob with extractor hood above. Integrated dishwasher and fridge. Central heating radiator and wood effect laminate flooring. Paneled door leading to the utility room.

UTILITY

5'8 x 4'10 (1.52m'2.44m x 1.22m'3.05m)

Space and plumbing for automatic washing machine, wall mounted gas boiler and wood effect laminate flooring. Double glazed entrance door to the side elevation and paneled door leading to the cloakroom/WC

CLOAKS/WC

White suite comprising pedestal washbasin with mixer tap and low level wc. Attractive ceramic tiling to the walls, extractor fan and wood effect laminate flooring.

LANDING

Access to the loft, built in cupboard and paneled doors leading to three bedrooms and family bathroom/WC

BEDROOM ONE

14'0 x 8'8 maximum (4.27m'0.00m x 2.44m'2.44m maximum)

Double glazed window to the rear elevation. Central heating radiator and range of fitted wardrobes with sliding doors. Paneled door to en suite shower room/WC

SHOWER ROOM/WC

5'10 x 5'4 (1.52m'3.05m x 1.52m'1.22m)

Double glazed window to the rear elevation. White suite comprising shower cubicle with wall mounted shower, pedestal washbasin with mixer tap and low level WC. Central heating radiator, extractor fan and uPVC cladding to the walls.

BEDROOM TWO

10'8 x 10'0 (3.05m'2.44m x 3.05m'0.00m)

Double glazed window to the front elevation. Central heating radiator and range of fitted wardrobes with sliding doors.

BEDROOM THREE

9'8 x 8'2 (2.74m'2.44m x 2.44m'0.61m)

Double glazed window to the front elevation and central heating radiator.

BATHROOM/WC

6'6 x 5'6 (1.83m'1.83m x 1.52m'1.83m)

Double glazed window to the side elevation. White suite comprising paneled bath with mixer tap, shower attachment, pedestal washbasin with mixer tap and low level WC. Central heating radiator, wood effect laminate flooring and uPVC cladding to the walls.

OUTSIDE

Low maintenance enclosed front garden with attractive paving and outside light. Tarmac drive providing off street parking facilities leading to a integral garage with up and over door, electric light and power points. Low maintenance West facing rear garden enclosed by timber fencing with AstroTurf lawn, paved patio area, established shrubs and outside light.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Band	Score	Color	Band	Score	Color
A	81-92	Dark Green	A	78-82	Dark Green
B	69-80	Light Green	B	65-77	Light Green
C	49-68	Yellow	C	50-64	Yellow
D	39-48	Orange	D	35-49	Orange
E	29-38	Red-Orange	E	21-34	Red-Orange
F	13-28	Red	F	1-20	Red
G	1-12	Dark Red	G	0-20	Dark Red

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Mulberry Wynd
Approximate Gross Internal Area
1167 sq ft - 108 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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