



Grassholme Way, Eaglescliffe, Stockton-on-Tees, TS16 0GB

This beautifully upgraded three bedroom detached home is situated in the popular Hunters Green development in Eaglescliffe.

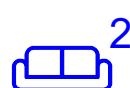
The ground floor offers a hallway with hardwood flooring, leading to a spacious lounge with an electric fireplace and double doors that open into the conservatory, providing a lovely view of the rear garden. The stylish open plan kitchen and dining area, extended into the former garage space, featuring shaker-style units, a peninsular breakfast bar, and integrated appliances, including an oven, gas hob, and fridge/freezer. A convenient downstairs W/C completes the layout.

Upstairs, the master bedroom includes fitted wardrobes and a stylish en-suite shower room. Two additional bedrooms are well-sized and served by a modern family bathroom with a shower over the bath. The home benefits from gas central heating with a recently replaced boiler, uPVC windows, and a fully boarded loft for additional storage.

Externally, the front garden is lawned, with a double-width driveway providing parking for multiple vehicles. The private rear garden backs onto a sports field, offering a pleasant outlook and gated access to the space behind.

Ideal for professionals and families, this property is within easy reach of well regarded primary and secondary schools, Tesco Supermarket, shops, and essential amenities. It offers excellent transport links via the A66, Allens West Train Station, and Teesside International Airport. Yarm's charming cobbled High Street, with its selection of boutique shops, restaurants, and bars, is just a short distance away.

Offers In The Region Of £270,000



Grassholme Way, Eaglescliffe, Stockton-on-Tees

HALL

LOUNGE

18'2" x 11'1" (5.54m x 3.38m)

CONSERVATORY

10'7" x 9'3" (3.23m x 2.82m)

KITCHEN/DINING ROOM

27'4" x 11'9" (8.33m x 3.58m)

DOWNSTAIRS WC

5'5" x 2'5" (1.65m x 0.74m)

LANDING

MASTER BEDROOM

11'7" x 11'2" (3.53m x 3.40m)

ENSUITE

8'6" x 4'10" (2.59m x 1.47m)

BEDROOM TWO

13'1" x 8'10" (3.99m x 2.69m)

BEDROOM THREE

10'7" x 7'11" (3.23m x 2.41m)

BATHROOM

6'5" x 6'4" (1.96m x 1.93m)

AML PROCEDURE

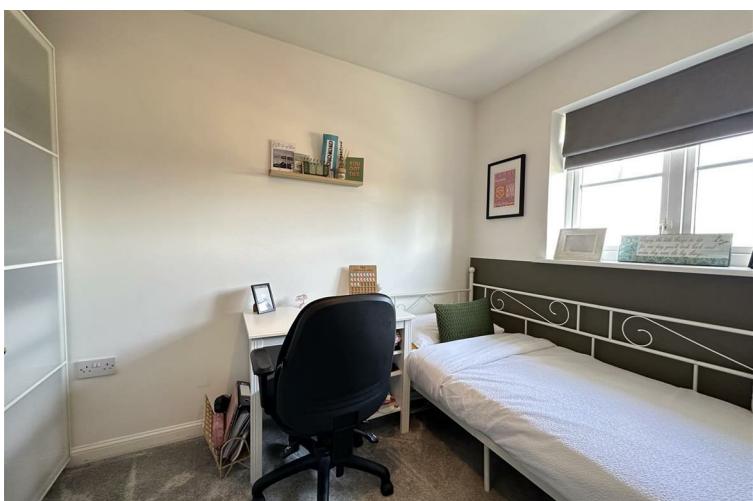
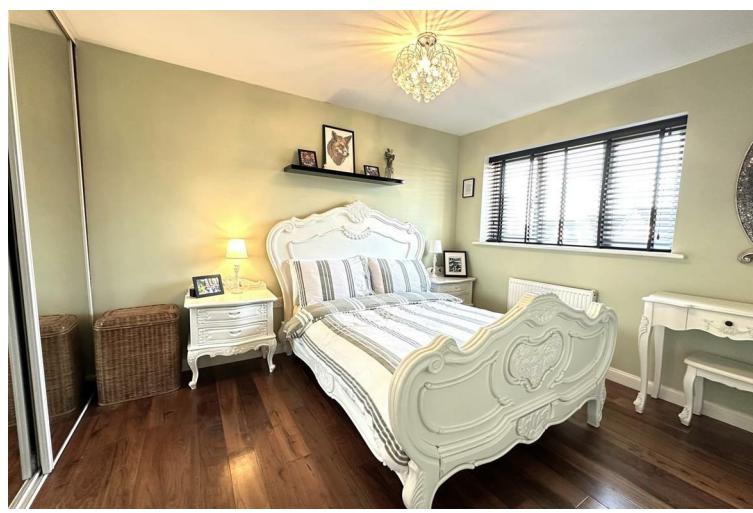
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



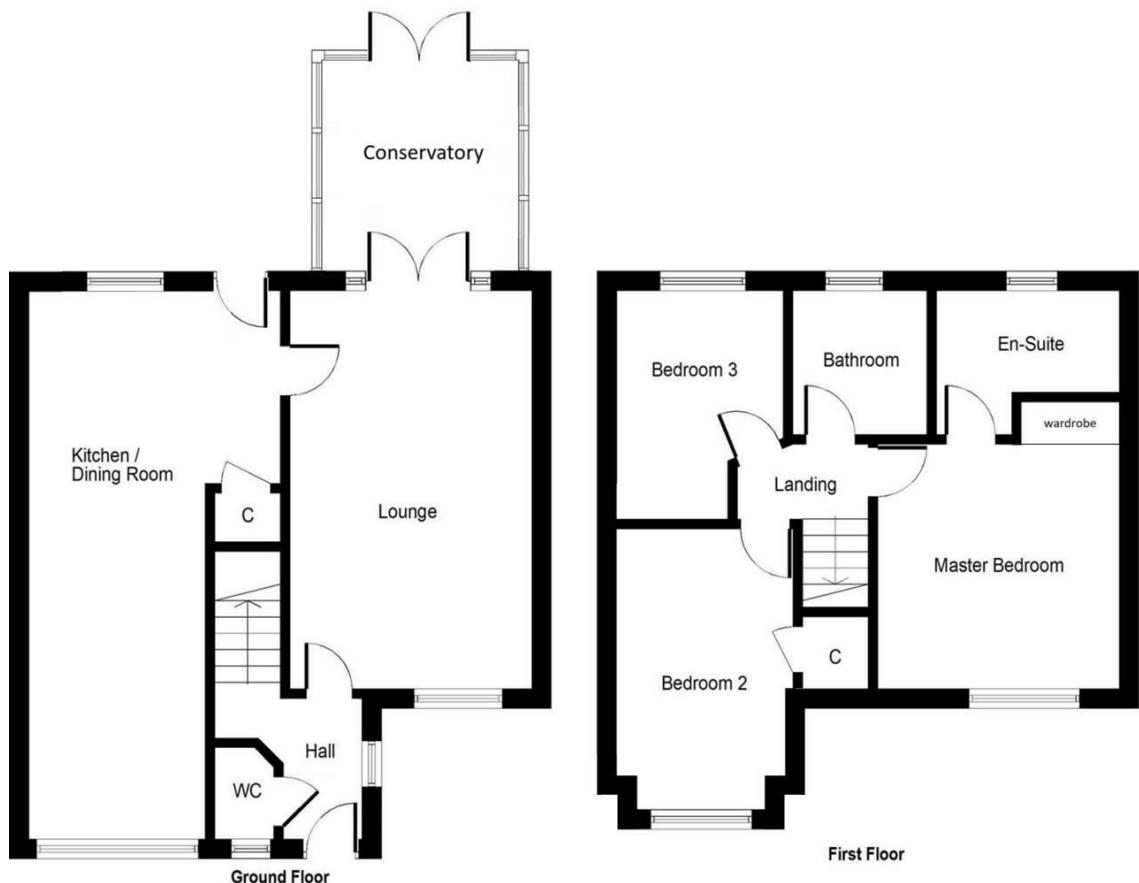
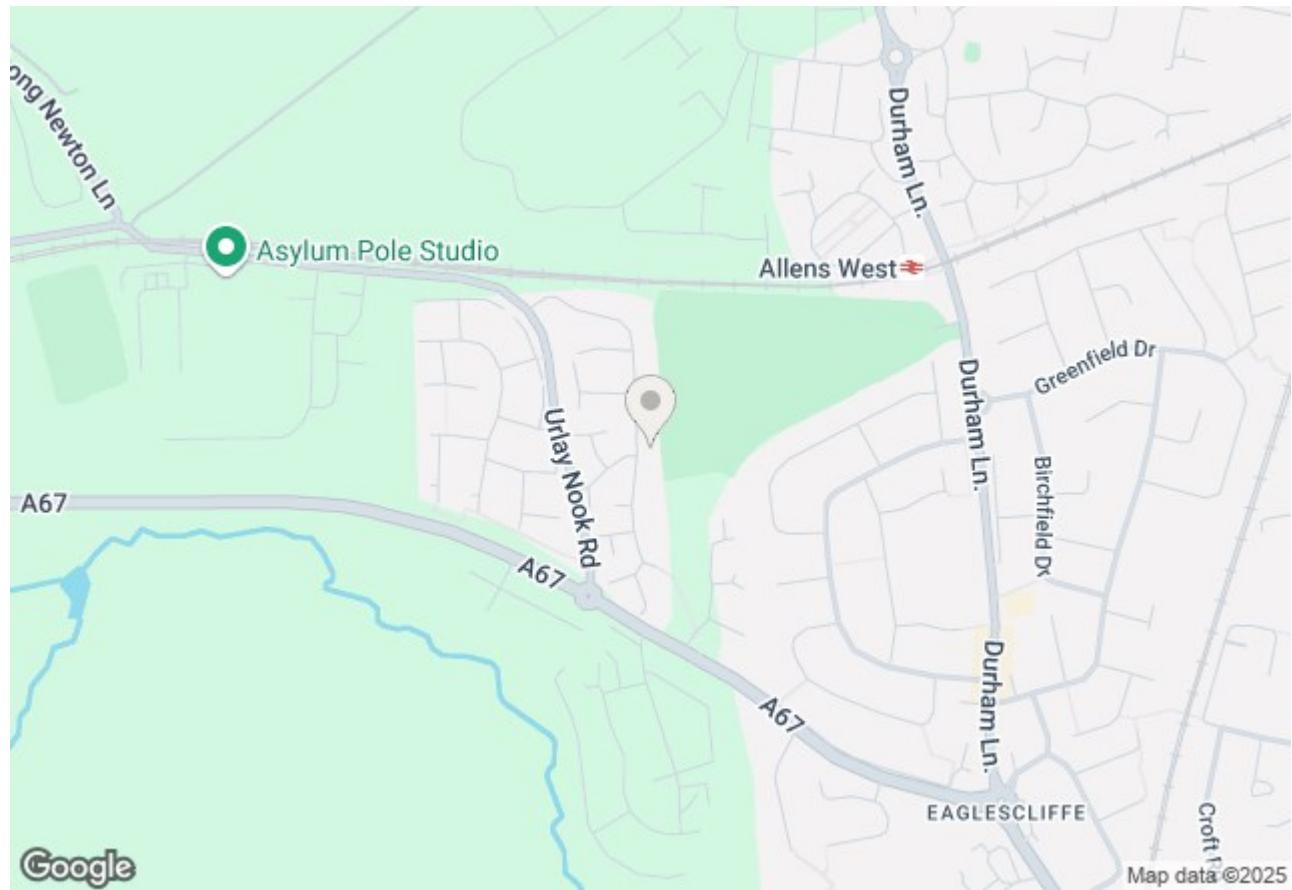
Grassholme Way, Eaglescliffe, Stockton-on-Tees, TS16



Grassholme Way, Eaglescliffe, Stockton-on-Tees, TS16



Tel: 01642 248248



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2021 | www.houseviz.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.