



## Grisedale Crescent, Egglescliffe, Stockton-On-Tees, TS16 9DS

Offered with no onward chain, this well presented three bedroom semi-detached home with detached garage is located in the highly regarded Egglescliffe area, adjacent to a popular greenbelt. This is a fantastic opportunity to purchase this family home in a sought-after location.

The accommodation includes a hallway leading to a spacious lounge with feature fireplace, a versatile third bedroom/study, and a family bathroom with shower over the bath. The highlight of the home is the open plan kitchen/dining room, fitted with contemporary units and integrated appliances including an oven, hob, fridge freezer, and dishwasher. This space offers a dining/family area with two sets of French doors opening onto the rear garden.

Upstairs, the landing provides access to a large eaves storage area. There are two bedrooms on this floor, one of which benefits from an en-suite shower room.

The property is warmed by gas central heating via a combi boiler, is fully double glazed, and was rewired, replumbed, and replastered around 2014. The property also features an electric car charger.

Externally, the front garden features a lawn and planted borders. The main entrance is to the side, alongside a long driveway leading to a detached garage. The rear garden offers a high degree of privacy, with a lawn and a large paved patio which is perfect for relaxing or entertaining.

Egglescliffe is a highly desirable location, just a fifteen minute walk from Yarm's cobbled High Street with its boutique shops, restaurants, and bars. Highly regarded primary and secondary schools are within easy reach, and Eaglescliffe train station is just a five minute drive away, offering excellent commuter links.

£235,000



3



2



1





**HALL**

**LOUNGE**

17'4" x 11'1" (5.28m x 3.38m)

**STUDY/BEDROOM THREE**

9'4" x 8'9" (2.84m x 2.67m)

**BATHROOM**

6'4" x 5'4" (1.93m x 1.63m)

**KITCHEN/DINING ROOM**

20'6" x 11'8" (6.25m x 3.56m)

**LANDING**

**BEDROOM ONE**

13'7" x 11'3" (4.14m x 3.43m)

**BEDROOM TWO**

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

**ENSUITE**

8'9" x 3'2" (2.67m x 0.97m)

**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.

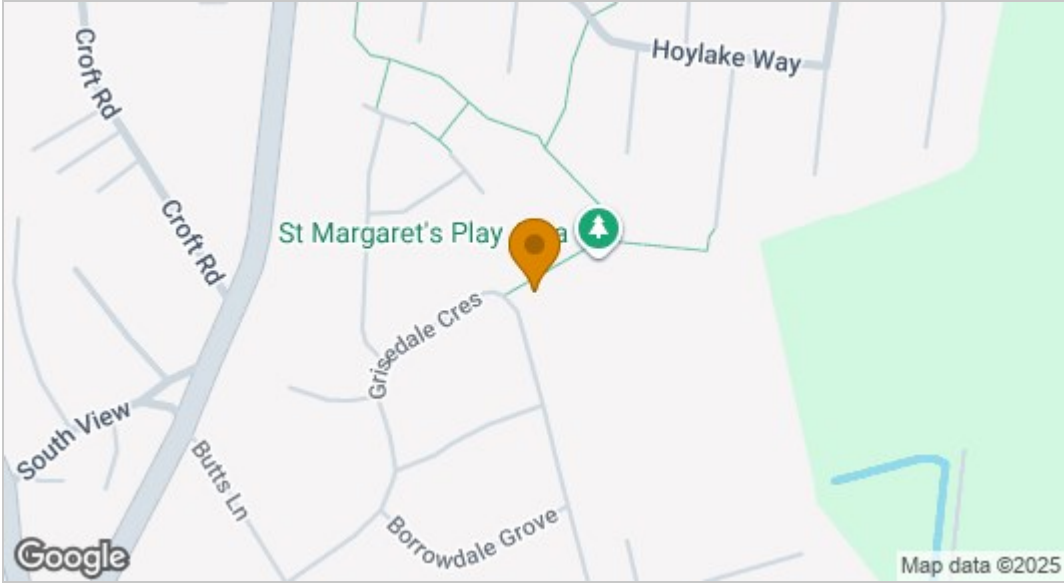




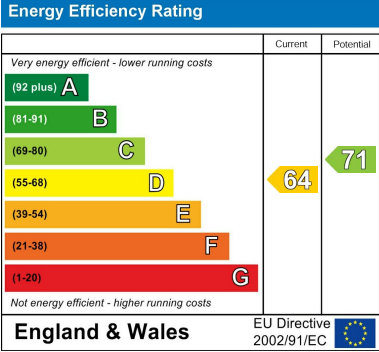




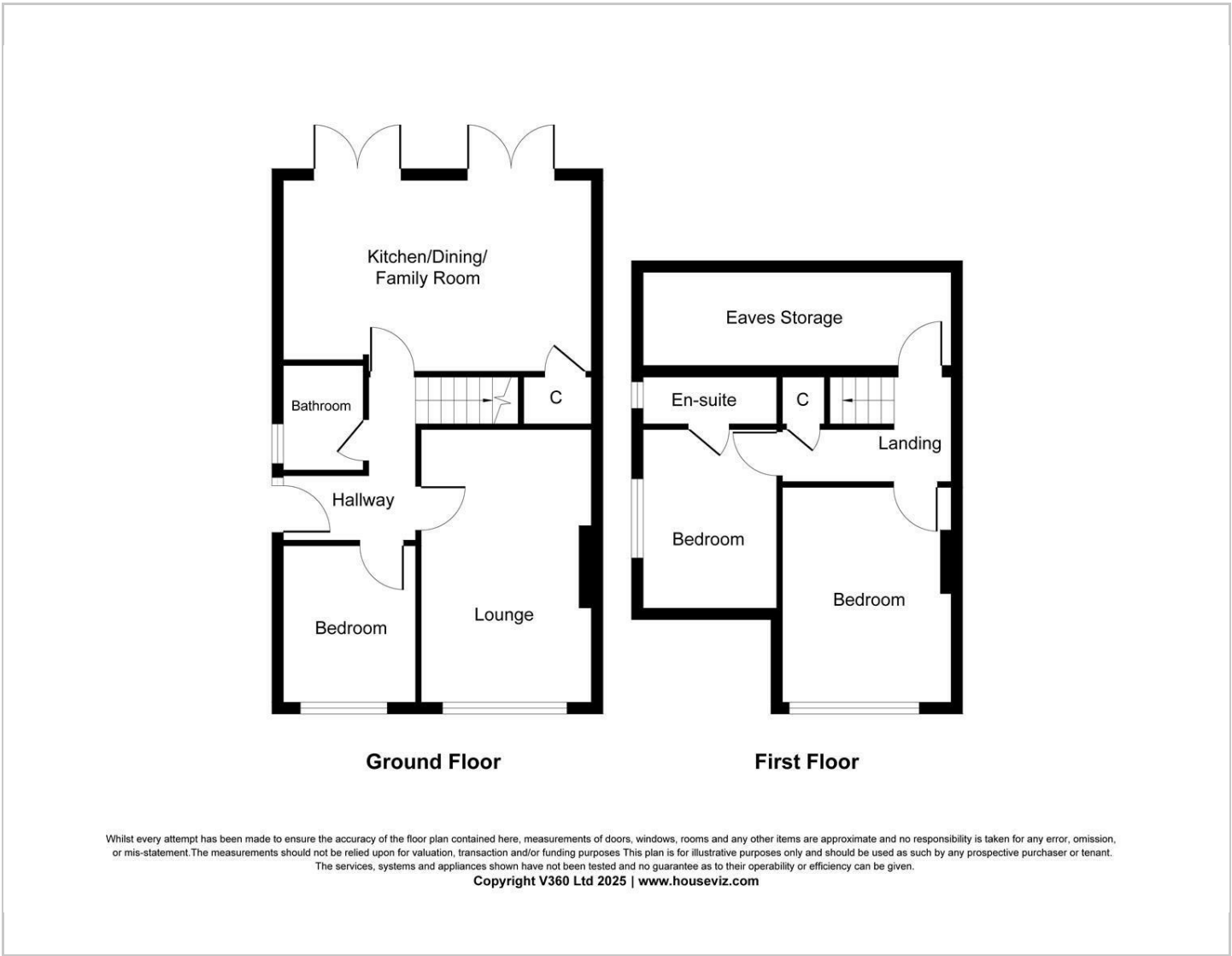
Map



EPC graph



Floor Plan



VIEWING

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

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