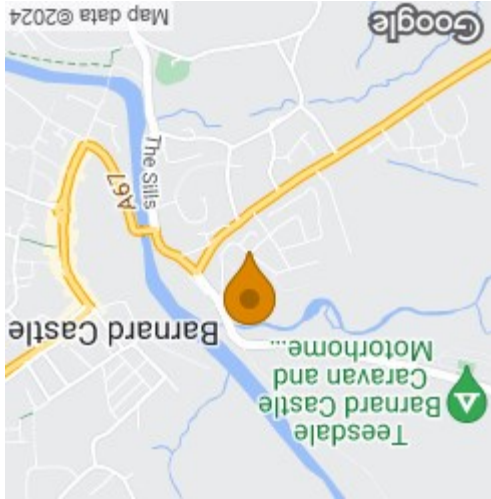


1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Disclaimer Notice



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	84
Potential	93

43 Grassholme Way
 Approximate Gross Internal Area
 1442 sq ft - 134 sq m

GROUND FLOOR

- Lounge: 6.59 x 3.38m
- 217 x 1111
- Kitchen: 218 x 107
- 6.61 x 3.24m
- Garage: 5.10 x 2.60m
- 169 x 86

FIRST FLOOR

- Bedroom: 113 x 96
- 3.43 x 2.92m
- Bedroom: 118 x 113
- 3.56 x 3.43m
- Bedroom: 109 x 83
- 3.29 x 2.52m
- Bedroom: 610 x 66
- 2.09 x 2.00m
- Bathroom: 2.00 x 1.83m
- 6.6 x 6.0

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.
 Produced by Potterplans Ltd, 2024



43 GRASSHOLME WAY
 Startforth, Barnard Castle, County Durham DL12 9BU



43 GRASSHOLME WAY

Startforth, Barnard Castle, County Durham DL12 9BU

A beautifully presented four bedroom detached family home, occupying a generous corner plot in a highly sought after development with easy access to the historic market town of Barnard Castle, and with no onward chain. This is a Gainford House recently constructed by Tilia Homes.

Situated near to the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance. Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate.



GSC GRAYS
PROPERTY • ESTATES • LAND

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Accommodation

Ground Floor

The entrance hall provides access to the downstairs WC next to the stairs, as well as the spacious living room with double doors to the rear garden, and feature electric fireplace. The generously sized kitchen/dining room comprises integrated double oven, four-plate gas hob, wooden rolled work surfaces, stainless steel extractor fan, double-glazed bay window and access to the utility room, with further access provided to the single garage.

First Floor

The living accommodation on the first floor is accessed from the central banistered landing, providing entry to the brightly-lit four bedrooms with views to both the front and rear elevation. The master bedroom comprises integrated storage cupboards, two double-glazed windows, and en-suite bathroom, with stainless steel heated towel rail, wall-mounted sink and enclosed electric tiled shower with glass door. There are two further integrated storage cupboards at the top of the landing, and further down the hallway, the family bathroom is accessed, consisting of tiled bath and overhead shower, wall-mounted sink, WC and stainless steel heated towel rail.

Externally

To the rear, there is an enclosed private garden mainly laid to lawn, with patio areas and plant baskets under the ground floor windows. The front of the property has a gated front garden with private path to front door, as well as around the property providing access to the garage.

Parking

There are three dedicated off-street parking spots, one next to the garage and two on the drive. The single garage, with up and over door, offers further parking options and can be accessed externally as well as from the utility room inside the property.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

Particulars

Particulars written in April 2024.

Photographs taken in April 2024.

Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

