



12 Grassholme Way, Eaglescliffe
£335,000





12 Grassholme Way

Eaglescliffe, Stockton-On-Tees

This exceptional four-bedroom detached family home offers an outstanding combination of style, space and quality, with no expense seemingly spared in its presentation.

- An Impressive four-bedroom detached family home available for sale with NO ONWARD CHAIN
- Situated on the popular Hunters Green development in Eaglescliffe
- Beautifully presented throughout with high quality fittings and attractive décor
- Delightful plot featuring well maintained gardens, a double width driveway and EV charger
- Partially converted garage providing a useful utility space
- Spacious lounge with front bay window and double doors to leading to a separate dining room with French doors to the rear
- Stunning redesigned kitchen with integrated appliances including oven, gas hob, microwave, fridge/freezer, dishwasher and washing machine
- Four first-floor bedrooms, with the master benefiting from a remodelled en-suite shower room
- Impressive, redesigned family bathroom with white suite and attractive wall and floor tiling
- Features a striking open-vaulted entrance hallway, re-fitted cloakroom/WC, gas central heating and double glazing

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Eaglescliffe, Stockton-On-Tees

This exceptional four-bedroom detached family home offers an outstanding combination of style, space and quality, with no expense seemingly spared in its presentation.

Situated on the highly regarded Hunters Green development in Eaglescliffe, the property occupies a delightful plot with beautifully maintained gardens, a double width driveway with EV charger and a partially converted garage providing a versatile utility space.

Upon entering, the impressive hallway immediately creates a fantastic first impression, featuring an attractive open vaulted ceiling and access to the refitted cloakroom/WC. The spacious lounge is a particularly welcoming reception room, enhanced by a bay window, and leads through to a separate dining room with double-glazed French doors opening onto the rear garden. The stunning redesigned kitchen is fitted with a range of quality units and integrated appliances, including a built-in oven, gas hob, microwave oven, fridge/freezer, dishwasher and washing machine.

To the first floor are four bedrooms, providing excellent accommodation for a growing family. The principal bedroom benefits from an attractively refitted en-suite shower room and there is a delightful, remodelled family bathroom featuring a white suite together with attractive wall and floor tiling.

Externally, the property continues to impress with its attractive gardens and generous double-width driveway. The partially converted garage currently provides a utility space.

The home is further complemented by gas central heating and double glazing, making this a superbly presented and well-equipped family residence.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



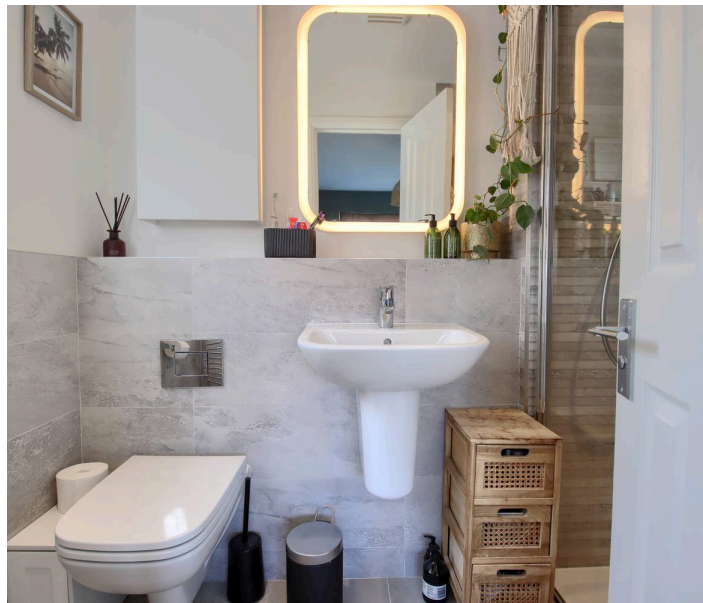


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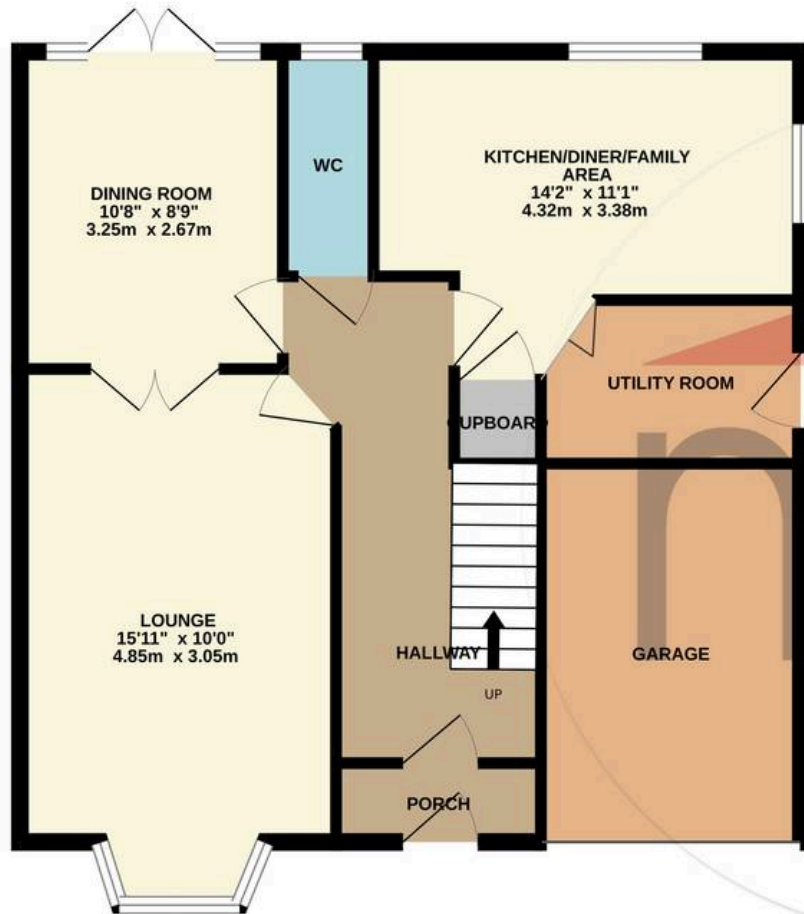
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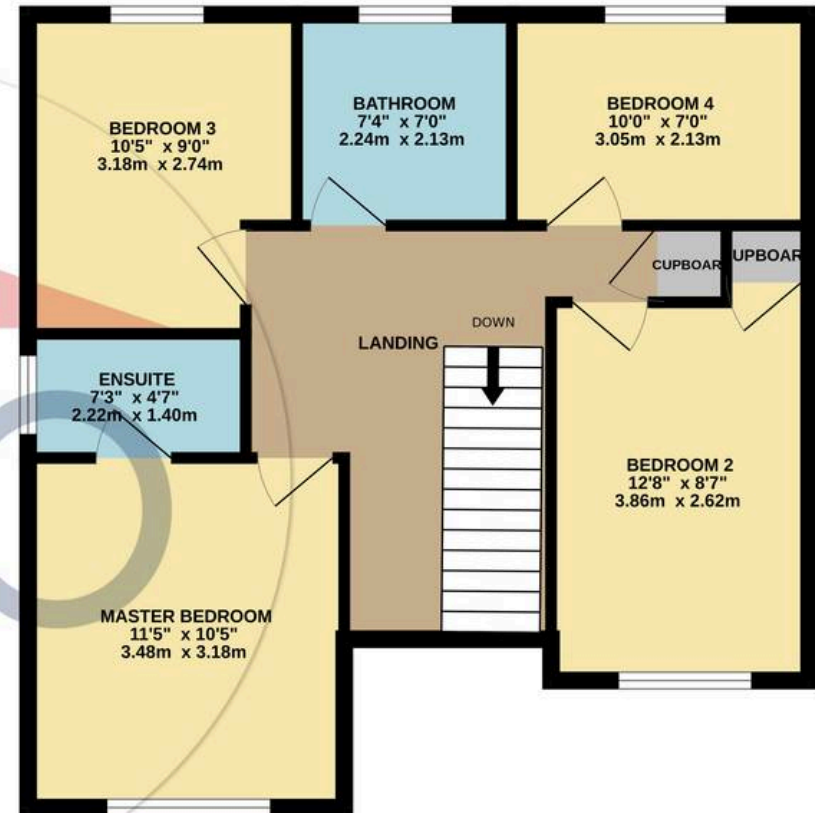




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Michael Poole

Michael Poole, 59 High Street – TS15 9BH

01642788878

Yarm@michaelpoole.co.uk

michaelpoole.co.uk/