



21 Grafton Court, Stockton-On-T
£325,000





21 Grainton Court

Stockton-On-Tees

Riverside living at its best! A substantial four-bedroom townhouse with stunning kitchen, generous living space, terraces, garden, garage and fabulous views across the River Tees.

- Impressive Four-Bedroom Riverside Townhouse
- Approximately 1,916 Sq Ft Across Three Floors
- Fabulous Views Over the River Tees
- Stunning Kitchen/Diner with Large Central Island
- Generous First-Floor Living Room with Balcony
- Principal Bedroom with En-Suite & Private Terrace
- Four Generously Proportioned Bedrooms
- Garden & Decking Overlooking the River
- Integral Garage & Block-Paved Driveway
- Superb Contemporary Home for Modern Family Living

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There are homes where the location simply adds convenience, and then there are homes where the setting becomes part of your life. **21 Grainton Court** falls firmly into the latter category, enjoying an enviable position overlooking the **River Tees**, with far-reaching views towards the Cleveland Hills and Millennium Bridge.

Arranged across **three floors and extending to approximately 1,916 sq ft**, this substantial four-bedroom townhouse offers the kind of flexible space that works brilliantly for modern family life.

The heart of the home is undoubtedly the **impressive kitchen/dining room**. Measuring approximately **16'11" x 13'3"**, it is a wonderfully sociable space, with a large central island creating a natural gathering point for everything from quick breakfasts and morning coffee to drinks with friends and relaxed weekend entertaining.

Doors lead directly outside, allowing life to spill onto the **decking and garden overlooking the River Tees** – a fantastic backdrop for summer evenings, barbecues or simply sitting outside and watching the world go by.

Also on the ground floor is a useful WC, utility and large **integral garage**, complemented by a block-paved driveway – practical additions that make everyday family life that little bit easier.

Head upstairs and the lifestyle really begins to reveal itself. The **first-floor living room**, at approximately **16'11" x 15'1"**, is a superb place to unwind. Large areas of glazing draw the setting into the room, while doors open onto a **glazed balcony**, deliberately positioned to make the most of those views across the river.

Two bedrooms occupy the remainder of this floor alongside the family bathroom, providing flexibility for children, guests or those wanting a dedicated home office.



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The upper floor creates an excellent bedroom level. The generous **principal bedroom measures approximately 17' x 15'**, with its own **en-suite** and glazed Juliet balcony to enjoy riverside outlook before the day begins. A further double bedroom, also with an en-suite, completes the accommodation.

Outside, the garden has been designed to complement the setting rather than compete with it, with **decking overlooking the River Tees** creating a particularly appealing space for outdoor seating and entertaining.

For buyers looking for something beyond the conventional family home, **this home combines space, contemporary living and a genuine waterside lifestyle.**

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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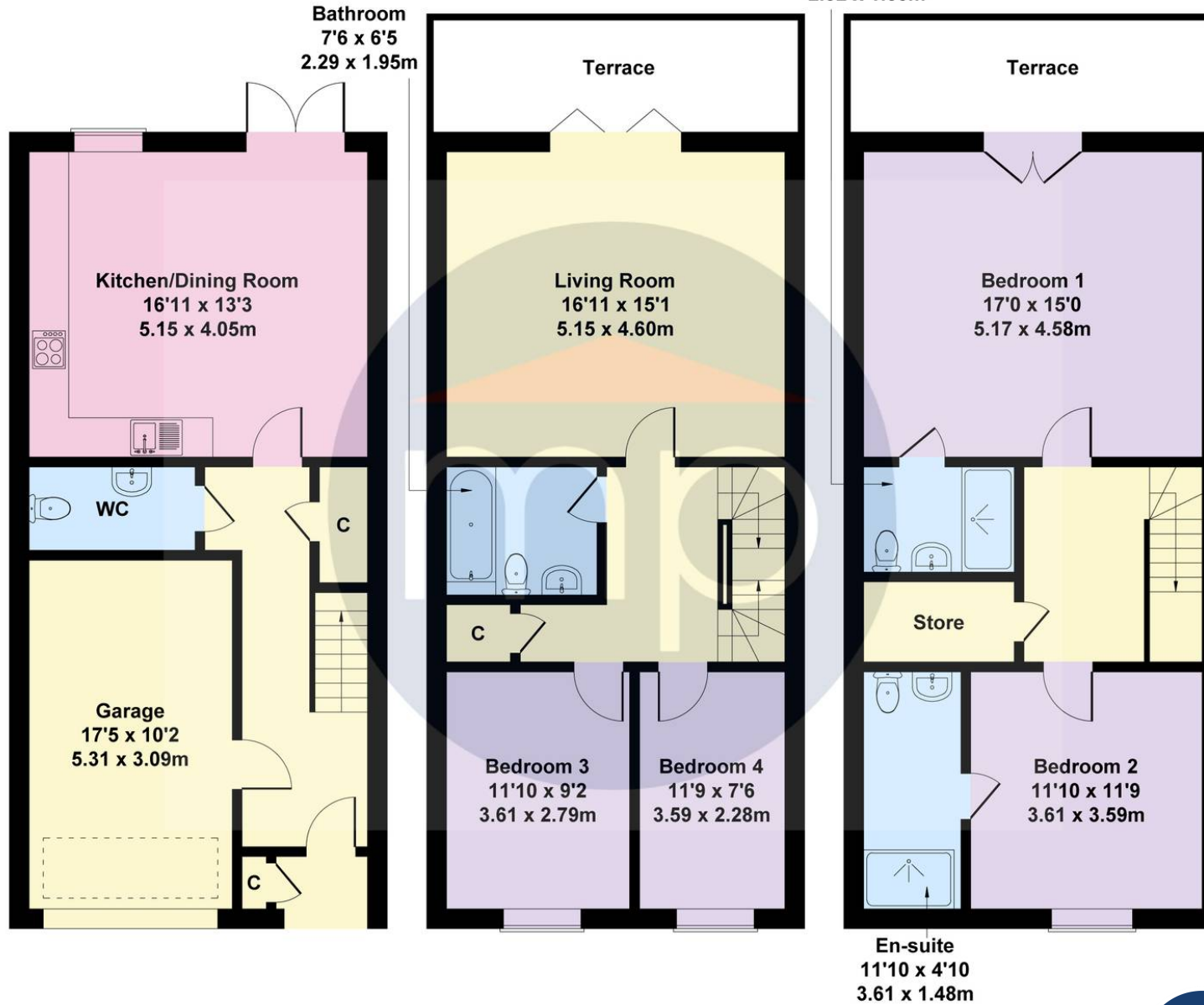
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

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Approximate Gross Internal Area
1916 sq ft - 178 sq m

En-suite
7'7 x 5'3
2.32 x 1.60m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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