



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

welcome to

Grassholme Way, Eaglescliffe Stockton-On-Tees

Well-presented four-bedroom detached family home in a sought-after Eaglescliffe location. Close to transport, amenities and popular schools. Spacious living, en-suite to master, driveway, garage and enclosed garden. Early viewing advised.

Entrance Hall

Composite door to front, radiator, stairs to first floor

11' 1" x 10' 2" (3.38m x 3.10m)

Window to rear, radiator

Downstairs Wc

Low level WC, window to side, radiator, wash hand basin

Bedroom 4

9' 10" x 6' 7" (3.00m x 2.01m)

Window to rear, radiator

Lounge

16' 11" max x 10' 5" (5.16m max x 3.17m)

Two radiators, window to front

Bathroom

Low level WC, bath with shower unit, radiator, wash hand basin, splash back, spotlights, extractor fan, window to rear

Dining Room

8' 10" x 8' 10" (2.69m x 2.69m)

Radiator, UPVC french doors to rear

Rear Garden

Enclosed, laid to lawn, patio

Kitchen

12' 1" max x 11' 2" (3.68m max x 3.40m)

Window to rear, wash hand basin, range of wall and base units, oven with electric hob and extractor fan, splash back, fridge freezer, spotlights

Utility Room

5' 10" x 5' 2" (1.78m x 1.57m)

Composite door to rear, sink, plumbing for appliances

Bedroom 1

14' 9" max x 10' 6" (4.50m max x 3.20m)

Window to front, radiator, fitted wardrobes

En Suite

Shower cubicle, wash hand basin with vanity unit, window to front, low level WC, radiator

Bedroom 2

11' 11" x 8' 7" (3.63m x 2.62m)

Window to front, radiator

Bedroom 3





view this property online mannersandharrison.co.uk/Property/STO115695



welcome to

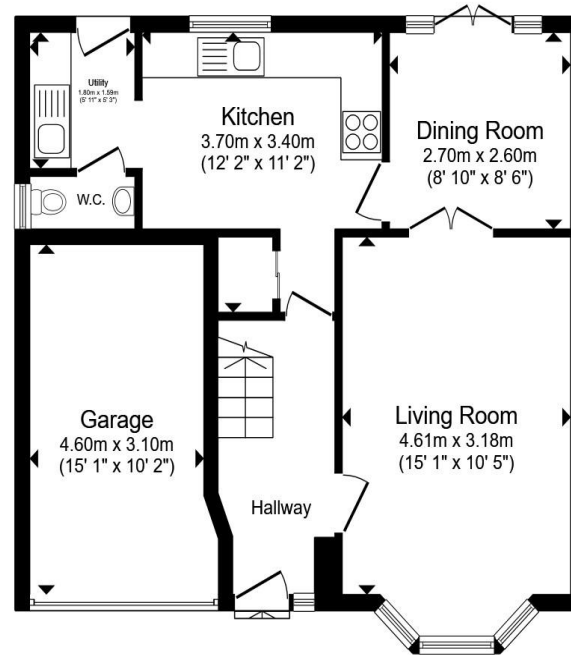
Grassholme Way, Eaglescliffe Stockton-On-Tees

- GARAGE
- OFF-STREET PARKING
- FRONT AND REAR GARDENS
- MASTER BEDROOM WITH EN SUITE
- DETACHED

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£280,000



Ground Floor



First Floor

Total floor area 114.0 m² (1,228 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



[view this property online](http://mannersandharrison.co.uk/Property/STO115695) mannersandharrison.co.uk/Property/STO115695



Property Ref:
STO115695 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk