



Grassholme Way, Eaglescliffe, TS16 0GB

Immaculately presented, extended and transformed to showroom standards, this three bedroom detached house is situated on the Hunters Green Development in Eaglescliffe.

Ground floor accommodation includes hall with composite entrance door, high gloss tiled floor and downstairs WC. The spacious lounge offers double doors to the rear garden and the Karndean herringbone flooring continues through to the beautiful, newly refitted kitchen/dining room creating a seamless flow. Wonderfully planned and no expense has been spared to provide a modern, stylish kitchen with granite worktops, Belfast sink, island with induction hob and waterfall sides. Also included are many integrated appliances including double oven, dishwasher and fridge/freezer. Elegant, new Bifold doors lead out to the rear garden.

To the master bedroom find en-suite with attractively tiled floor and walls, large shower cubicle with niche gold fittings and towel radiator. Two further bedrooms are provided and a stunning refitted family bathroom neutrally tiled to complement the black fittings and freestanding bath with pillar tap/shower. Gas centrally heating and UPVC windows (renewed in 2024) complete this stunning home.

Externally, to the front of the property is a lawned garden and driveway for parking of multiple vehicles. The garage has been converted to extend the kitchen and provide storage. To the rear of the property is a low maintenance lawned garden. The property will appeal to both young professionals and families due to its convenient location near reputable secondary and primary schools and easy access to the A66, Allens West Train Station and Teesside International Airport.

Asking Price £275,000



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ENTRANCE HALLWAY

DOWNSTAIRS WC

LOUNGE

18'3 x 11'1 (5.56m x 3.38m)

KITCHEN/DINING ROOM

11'10" x 19'5 (3.61m x 5.92m)

LANDING

MASTER BEDROOM

13'2 x 11'1 (4.01m x 3.38m)

EN SUITE

8'6 x 4'5 (2.59m x 1.35m)

BEDROOM TWO

13'3" x 9' (4.04m x 2.74m)

BEDROOM THREE

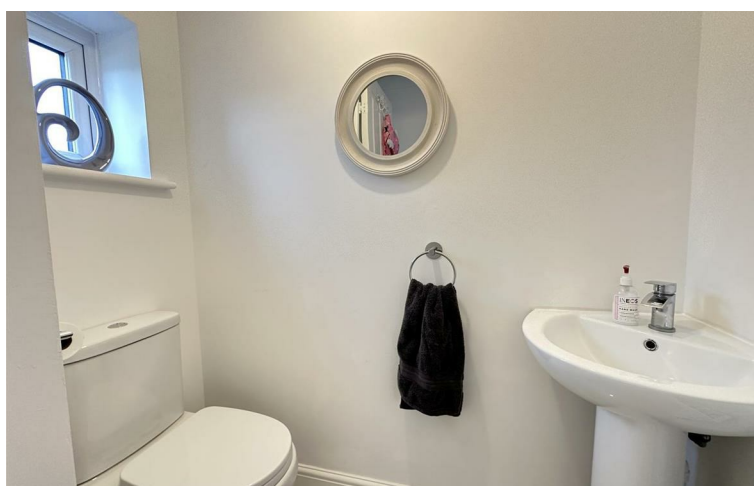
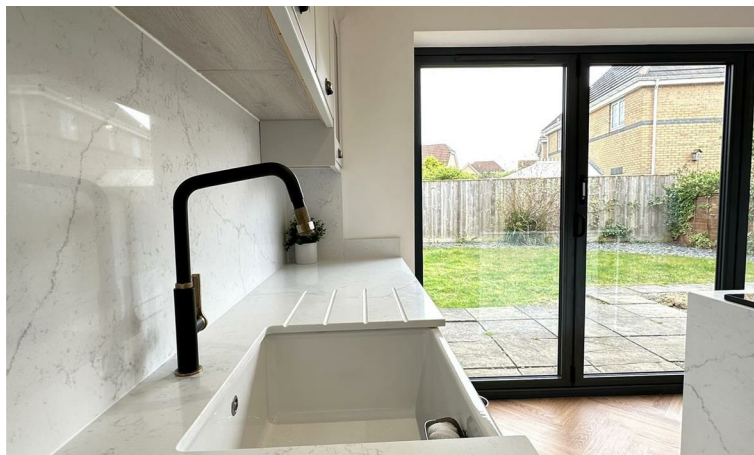
10'9" x 8'1" (3.28 x 2.46)

BATHROOM

6'6 x 6'4 (1.98m x 1.93m)



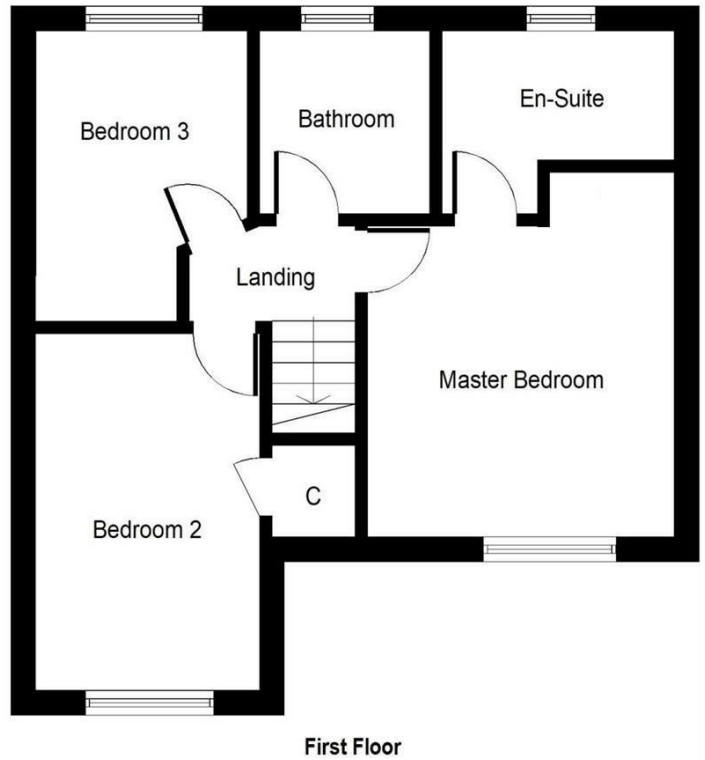
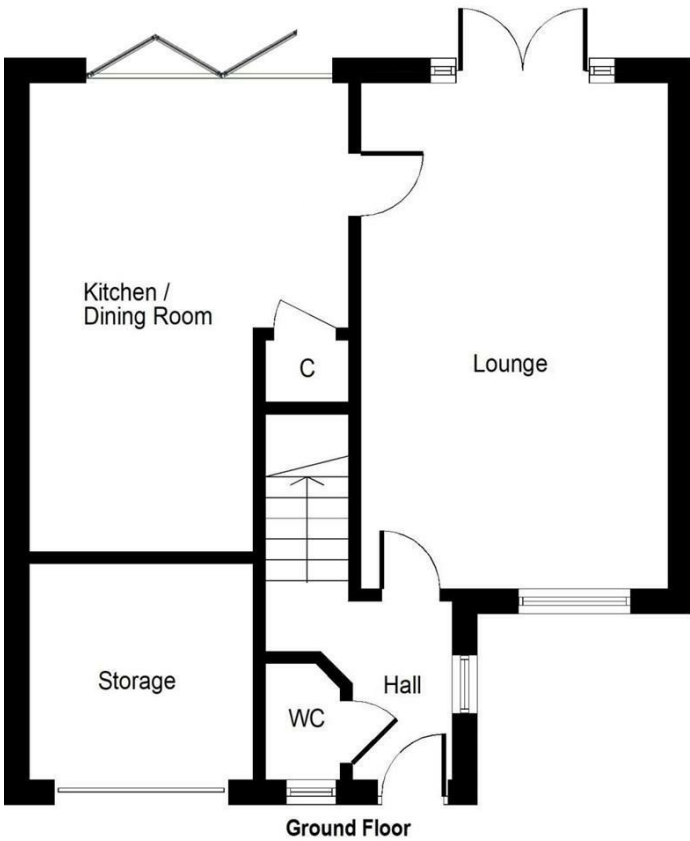
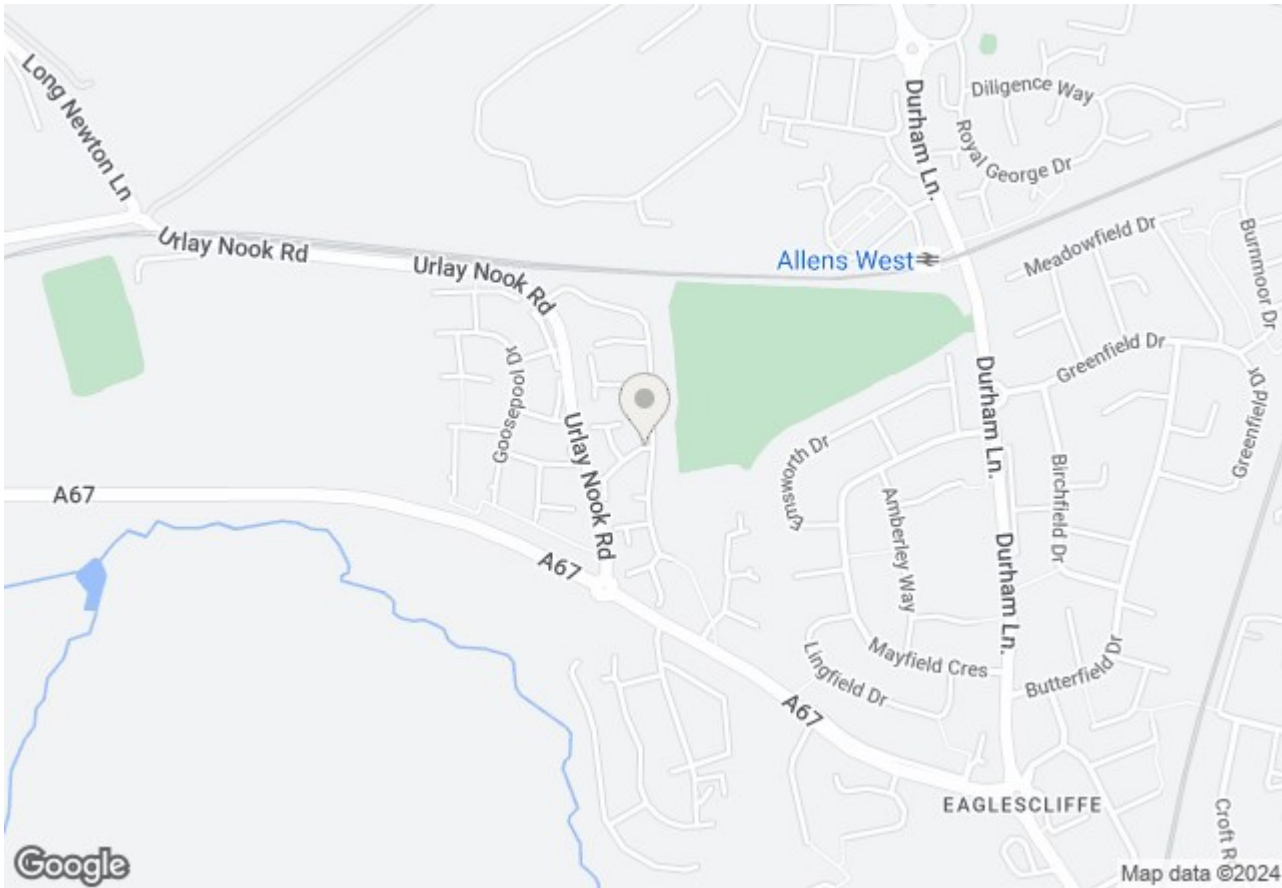
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	81
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

VIEWING

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

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