

GRAINTON COURT, NORTHSHORE, STOCKTON-ON-TEES, TS18 2SY



- ▲ Prime riverside development with stunning water views
- ▲ Spacious, versatile layout across multiple floors
- ▲ Garden and two private balconies ideal for relaxing or entertaining
- ▲ Open-plan kitchen/dining area – perfect social hub

- ▲ Generous living room with excellent natural light
- ▲ Flexible rooms for home office, gym, or guest space
- ▲ Garage and off-street parking for convenience
- ▲ Ideal for modern lifestyles – work, rest, and leisure combined

£325,000

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Positioned within a sought-after riverside development, this impressive home at Grainton Court offers far more than just stylish living—it delivers a lifestyle shaped by flexibility, views, and modern convenience.

Wake up to tranquil river scenes and enjoy your morning coffee from a private balcony, where the ever-changing waterside outlook creates a calming start to the day. The generous, light-filled living spaces are perfect for both relaxed family life and entertaining, with the open-plan kitchen/dining area acting as a true social hub.

For those working from home, the property easily accommodates a dedicated office space, ensuring productivity without compromise. Multiple bedrooms across different levels provide versatility—ideal for growing families, visiting guests, or even creating a home gym or hobby room.

Step outside and the riverside setting becomes your extended living space. Whether it's evening drinks on the terrace, weekend walks along the water, or simply unwinding with uninterrupted views, this location offers a rare blend of town convenience and scenic escape.

With integrated garage space and modern layout spanning three floors the home adapts effortlessly to changing needs—making it equally suited to professionals, families, or those seeking a refined waterside retreat.

In short, this is more than a house—it's a versatile riverside home designed for living, working, and enjoying life to the fullest.

GROUND FLOOR

STORM PORCH - With entrance door to entrance hall.

ENTRANCE HALL - With utility cupboard under stairs and courtesy door to the garage.

GROUND FLOOR WC - With low level WC, wash hand basin and radiator.

KITCHEN DINER - 5.16m x 4.04m (16'11" x 13'3")
With double glazed window and French doors to the rear garden, radiator, quality range of modern fitted kitchen units and appliances.

TO VIEW: Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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FIRST FLOOR

LANDING - With double glazed window to the side aspect and store cupboard.

LIVING ROOM - 5.16m x 4.6m (16'11" x 15'1")
With radiator and doors to balcony.

BATHROOM - 2.29m x 1.96m (7'6" x 6'5")
Comprising side panelled bath, pedestal wash hand basin, low level WC and radiator.

BEDROOM THREE - 3.6m x 2.8m (11'10" x 9'2")
With window to the front aspect and radiator.

BEDROOM FOUR - 3.58m x 2.29m (11'9" x 7'6")
With window to the front aspect and radiator.

SECOND FLOOR

LANDING AREA - With large store and double glazed window to the side aspect.

MASTER BEDROOM - 5.18m x 4.57m (17' x 15')
With French doors onto balcony.

EN-SUITE SHOWER ROOM - 2.3m x 1.6m (7'7" x 5'3")
With double shower enclosure, low level WC, pedestal wash hand basin and single radiator.

BEDROOM TWO - 3.6m x 3.58m (11'10" x 11'9")
With double glazed window to the front aspect.

EN-SUITE - 3.6m x 1.47m (11'10" x 4'10")
With low level WC, pedestal wash hand basin, double shower enclosure and radiator.

EXTERNALLY

GARDEN - Externally the property has a side and rear garden plus two balconies all overlooking the river.

GARAGE - 5.3m x 3.07m (17'5" x 10'1")

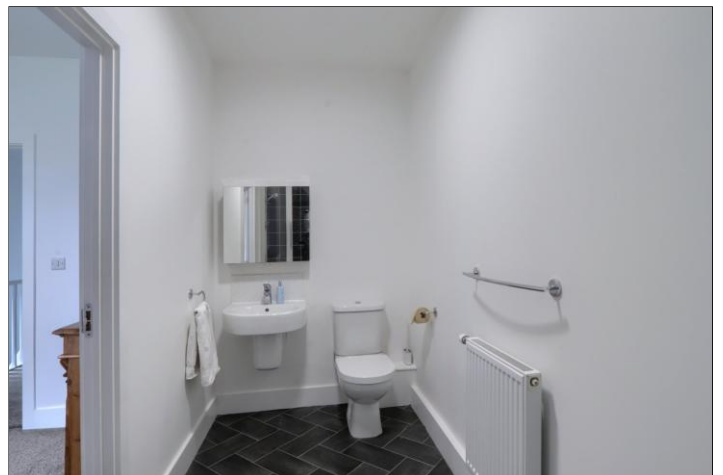
AGENTS REF: - LJ/LS/STO260249/20042026

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Stockton office on
Tel: 01642 355000



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