

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Disclaimer Notice



Energy Efficiency Rating		
	Current	Potential
	83	95
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
	G	
(1-20)		
	F	
(21-38)		
	E	
(39-54)		
	D	
(55-68)		
	C	
(69-80)		
	B	
(81-91)		
	A	
(92 plus)		
Very energy efficient - lower running costs		



16 GRASSHOLME WAY

Startforth, Barnard Castle, DL12 9BU



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16 Grassholme Way is a well presented three bedroom detached family home with separate single garage and off-street parking for one in a highly sought after development within easy access to Barnard Castle.

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

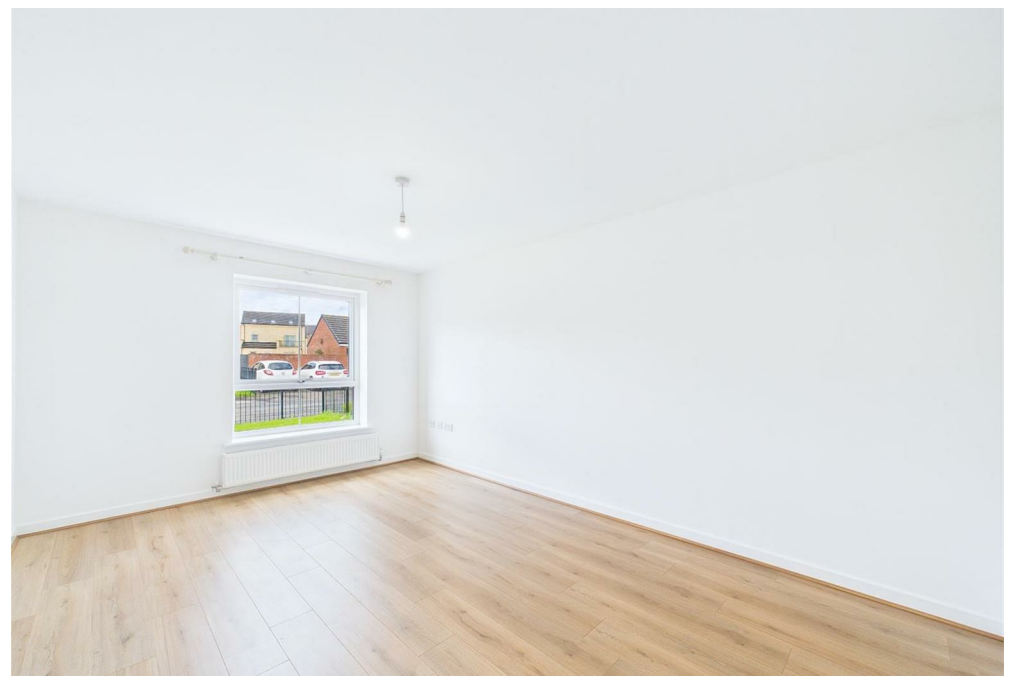


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Ground Floor

The ground floor comprises a spacious living room with double glazed window to front elevation. The hallway provides access to the ground floor WC and open plan kitchen/dining space with French windows to rear garden. The kitchen comprises a matching range of wall and base units incorporating rolled edge worksurfaces with sink unit, gas hob, electric oven, integrated dishwasher, washing machine and extractor fan.

First Floor

Upstairs there are three bedrooms providing ample space for a growing family, on the landing there is a large double cupboard suitable for storage. The master bedroom with ample space for freestanding wardrobe and a private en-suite with wall mounted wash hand basin, low level WC, heated towel rail and walk-in shower. The modern family bathroom is equipped with a panelled bath, wall mounted wash hand basin and low level WC with heated towel rail.

Externally

Grassholme Way benefits from a generous rear garden with side access gate mainly laid to lawn with fenced boundaries.

Garage and Parking

A single garage with roller door and parking space for one vehicle.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax Band

Durham County Council Tel: 03000 26 00 00. The property is banded C

Particulars and Photographs

Particulars written in April 2026.

Photographs taken in April 2026.

Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

Condition of Sale - Anti Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays 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 specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 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.

Viewings

Strictly by appointment only via GSC Grays.

Agents Note

The property is sold subject to a service charge to maintain green areas on the estate. For further information contact GSC Grays.

