



## Valiant Way | Catchgate | Stanley | DH9 8FG

This well presented three bedroom detached house is available with no upper chain and would make a lovely family home. The property enjoys a good-sized rear lawn garden to the rear and benefits from having an integral single garage and driveway. Briefly comprising a hallway, lounge, modern fitted kitchen/diner with integrated appliances, cloakroom/WC, first floor lounge, master bedroom with ensuite, two additional double bedrooms and family bathroom. Gas combi central heating, uPVC double glazing, alarm and an EPC rating of C (73). Virtual tour available.

## Offers Over £125,000

- Detached house
- 3 bedrooms (master with ensuite)
- Garage and driveway
- Gardens
- No upper chain



## Property Description

### HALLWAY

Entrance door to hallway, stairs to the first floor, central heating single radiator, alarm panel, uPVC double glazed window and a door leading to the lounge.

### LOUNGE

16' 9" x 11' 3" (5.11m x 3.44m) Wall mounted electric fire, uPVC double glazed window, central heating single radiators, Hive thermostat, telephone points, TV aerial and satellite TV cables, coving and a door leading to the kitchen/diner.

### KITCHEN/DINER

9' 9" x 14' 11" (maximum) (2.98m x 4.57m) Fitted with a range of high gloss black wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric fan assisted oven/grill, four ring gas hob with concealed illuminated extractor over. Integrated fridge and washing machine, wall mounted gas combi central heating boiler, stainless steel sink with vegetable drainer and mixer tap.

Space for a dining table, central heating double radiator, uPVC double glazed window, inset LED spotlights, doors lead to the rear garden, garage and WC.

### WC

3' 2" x 4' 9" (0.98m x 1.47m) WC, wash basin, part tiled walls, central heating single radiator and a uPVC double glazed window.

### INTEGRAL GARAGE

16' 3" x 8' 6" (4.97m x 2.61m) An integral single garage with up and over door and security camera. Door leads to the kitchen/diner.

### FIRST FLOOR

#### LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

### MASTER BEDROOM (TO THE FRONT)

13' 5" x 11' 4" (4.11m x 3.46m) Central heating single radiator, uPVC double glazed window and a door leading to the ensuite.

### ENSUITE SHOWER

5' 8" x 5' 0" (1.75m x 1.53m) Tiled cubicle with electric shower, curtain and rail. WC, pedestal wash basin, part tiled walls, central heating single radiator, uPVC double glazed window and inset LED spotlights and extractor fan.

### BEDROOM 2 (TO THE FRONT)

12' 9" x 8' 8" (3.91m x 2.65m) Central heating single radiator and a uPVC double glazed window.

### BEDROOM 3 (TO THE REAR)

7' 0" x 11' 8" (2.15m x 3.56m) Central heating single radiator and a uPVC double glazed window.

## BATHROOM

7' 0" x 8' 2" (2.14m x 2.50m) A white suite featuring a panelled bath, WC, pedestal wash basin, airing cupboard, central heating double radiator, fully tiled walls, uPVC double glazed window and a uPVC double glazed window.

## EXTERNAL

### TO THE FRONT

small lawn garden with side access, paved footpath and gravelled driveway, enclosed by iron fencing to the front.

### TO THE REAR

Paved patio, lawn garden enclosed by timber fencing.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating C (73). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

## VIEWING

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

## NEED A MORTGAGE?

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

## MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

## AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.







## Tenure

Freehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

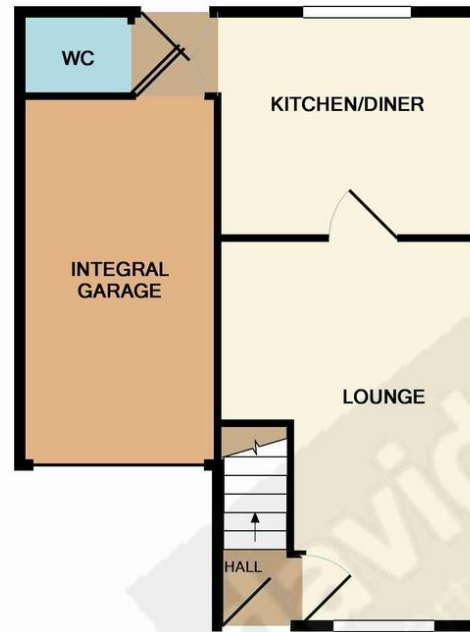
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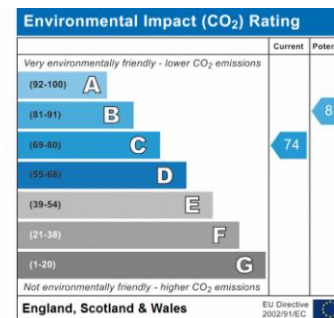
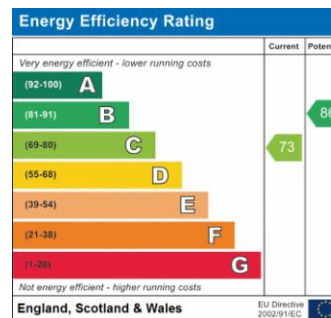
GROUND FLOOR  
APPROX. FLOOR  
AREA 43.5 SQ.M.  
(468 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 43.4 SQ.M.  
(468 SQ.FT.)

TOTAL APPROX. FLOOR AREA 86.9 SQ.M. (936 SQ.FT.)

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. 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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