

A three bedroom end terrace house in a pleasant pedestrianised location with the benefit of enclosed front and rear gardens. Offering spacious family sized accommodation suitable for a variety of buyers including first time buyers or landlord/ investor looking for a buy to let property.

Valiant Way is located off Hastings Close in a residential area off Cunningham Drive within walking distance of a local shop, schools, regular bus services and an excellent network of roads including the A19 providing easy access to the surrounding residential and commercial areas.

In good decorative order throughout with the benefit of gas central heating and double glazing. The accommodation briefly comprises: Entrance Hall, Cloakroom/ wc with a white suite, spacious Lounge/ Dining Room with french doors to the rear garden, fitted Kitchen/ Breakfast Room, Landing, three good sized Bedrooms and Bathroom/ wc with a white suite.

Offered for sale with the benefit of no onward chain viewing is highly recommended.

**Valiant Way, Stockton-On-Tees, TS17 9PD**

**3 Bed - House - End Terrace**

**£79,950**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Valiant Way, Stockton-On-Tees, TS17 9PD**



**GROUND FLOOR**

**Entrance Hall**

**Cloakroom/ wc**

**5'10 x 3'10 (1.78m x 1.17m)**

**Lounge/ Dining Room**

**19'6 x 12'6 narrowing to 9'8 (5.94m x 3.81m narrowing to 2.95m)**

**Kitchen/ Breakfast Room**

**12'10 x 7'0 (3.91m x 2.13m)**

**FIRST FLOOR**

**Landing**

**Bedroom 1**

**12'6 x 10'6 (3.81m x 3.20m)**

**Bedroom 2**

**12'6 x 8'10 (3.81m x 2.69m)**

**Bedroom 3**

**10'0 x 7'2 (3.05m x 2.18m)**

**Bathroom/ wc**

**6'10 x 6'4 (2.08m x 1.93m)**



Valiant Way, Stockton-On-Tees, TS17 9PD

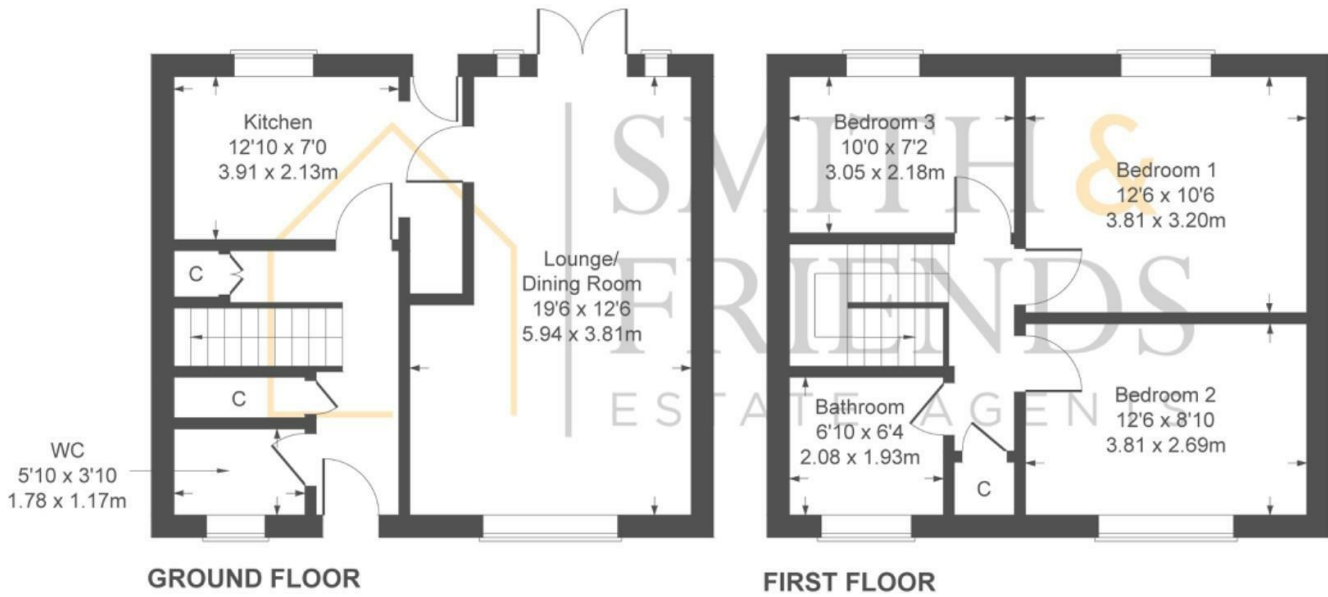


[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

# Valiant Way, Stockton-On-Tees, TS17 9PD

## Valiant Way

Approximate Gross Internal Area  
897 sq ft - 83 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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			
<b>England &amp; Wales</b>		65	78
EU Directive 2002/91/EC			

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS