



Valiant Way | Catchgate | Stanley | DH9 8FG

A modern three-bedroom detached home on a popular estate in Catchgate, featuring a private rear garden, driveway and integral garage. Internally the property offers a lounge, kitchen/diner, ground floor WC, three bedrooms including a principal bedroom with en-suite, plus a family bathroom. Freehold, EPC rating C (73), Council Tax band B. Virtual tour available on our website.

Offers in Region £149,950

- Modern three-bedroom detached home
- Situated on a popular residential estate in Catchgate
- Driveway plus integral garage
- Private rear garden
- Kitchen/diner plus ground floor WC



Property Description

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HALLWAY

Entrance door, uPVC double glazed window, stair to the first floor, single radiator and a door to the lounge.

LOUNGE

16' 8" x 11' 4" (5.10m x 3.47m) uPVC double glazed window, TV aerial and telephone point, two single radiators, coving and a door to the kitchen/diner.

KITCHEN/DINER

9' 10" x 11' 4" (3.00m x 3.47m) Fitted with a range of wall and base units with contrasting laminate worktops, tiled splash-backs. Integrated fan assisted oven/grill, four ring gas hob with concealed extractor canopy over. Stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine and space for a fridge/freezer, wall mounted gas combi central heating boiler. uPVC double glazed window, single radiator, door to the WC, garage and to the garden.

WC

3' 2" x 4' 11" (0.97m x 1.50m) WC, wash basin with tiled splash-back, single radiator and a uPVC double glazed frosted window.

INTEGRAL GARAGE

16' 4" x 8' 5" (4.98m x 2.59m) Up and over door, power point and lighting. Access door to the kitchen/diner.

FIRST FLOOR

LANDING

5' 8" x 6' 0" (1.75m x 1.85m) Loft access hatch and doors lead to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

13' 3" x 11' 3" (maximum) (4.05m x 3.44m) uPVC double glazed window, single radiator and a door leading to the en-suite.

EN-SUITE

5' 8" x 4' 11" (1.75m x 1.52m) Cubicle with electric shower, curtain and rail, WC, pedestal wash basin, tiled splash-backs, single radiator, uPVC double glazed frosted window and an extractor fan.

BEDROOM 2 (TO THE FRONT)

12' 8" x 8' 8" (3.88m x 2.65m) uPVC double glazed window (requires repair or replacement) and a single radiator

BEDROOM 3 (TO THE REAR)

7' 1" x 11' 8" (2.17m x 3.57m) uPVC double glazed window and a single radiator

BATHROOM

7' 1" x 8' 3" (2.17m x 2.52m) A white suite featuring a panelled bath with tiled splash-backs, pedestal wash basin, WC, airing cupboard, double radiator, extractor fan and a uPVC double glazed frosted window.

EXTERNAL

TO THE FRONT

Driveway providing off-street parking, small lawn and footpath leading to the rear garden.

TO THE REAR

Paved patio, cold water supply tap, lawn and is enclosed by timber fence.

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.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band B.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

MINING

The property is located within a former mining area.

BROADBAND SPEEDS AVAILABLE

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	3 mbps
Superfast	80 mbps
Ultrafast	10000 mbps





MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

O2 (80%), Vodafone (71%), EE (68%), Three (62%).

VIEWINGS

We have created a walk-through virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. There is also a 360 degree tour available on our website. To arrange a viewing please contact the office.

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.

MORTGAGE ADVICE

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.

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

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01207231111

GROUND FLOOR
43.4 sq.m. (468 sq.ft.) approx.



1ST FLOOR
43.4 sq.m. (468 sq.ft.) approx.



9 VALIANT WAY

TOTAL FLOOR AREA : 86.9 sq.m. (935 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

