



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

2 Bed - House - Terraced

£75,000

EPC Rating

Council Tax Band A

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MID TERRACE HOUSE. TWO BEDROOMS. IDEAL INVESTMENT PROPERTY. GAS CENTRAL HEATING. SEALED UNIT DOUBLE GLAZING. MODERN KITCHEN AND BATHROOM. Located on a residential development on the outskirts of Thornaby close to local shops, schools and bus services to the town centre. The property is in good decorative order with the benefit of gas central heating, sealed unit double glazing and a modern fitted kitchen and bathroom. The accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, fitted Kitchen, Landing, two Bedrooms and Bathroom/WC with a white suite. Externally there is an enclosed front garden and enclosed rear garden with paved patio and garden shed.

GROUND FLOOR

ENTRANCE HALLWAY

Entrance door to the front elevation and staircase giving access to the first floor. Central heating radiator, built in storage cupboard and panelled doors leading to the lounge and kitchen.

LOUNGE

13'8 x 11'6 maximum measurement (4.17m x 3.51m maximum measurement)

Sealed unit double glazed window to the front elevation. Wall mounted Louis style fire surround. Tv aerial point, central heating radiator, ceiling coving and archway leading to the dining room.

DINING ROOM

10'2 x 7'8 (3.10m x 2.34m)

Sealed unit double glazed window to the rear elevation. Wood effect laminate flooring, central heating radiator, ceiling coving and archway leading to the kitchen. Entrance door leading to the rear garden.

KITCHEN

9'4 x 7'8 (2.84m x 2.34m)

Sealed unit double glazed window to the rear elevation. Fitted with wood effect floor, wall and drawer units with fitted work surfaces having a tiled splashback surround incorporating a single drainer stainless steel sink unit with mixer tap. Gas cooker point and space and plumbing for a washing machine. Ceiling coving and wood effect laminate flooring.

FIRST FLOOR LANDING

Access to the loft and built in cupboard housing wall mounted gas boiler providing hot water and central heating. Panelled doors leading to two bedrooms and bathroom/WC.

BEDROOM 1

16'10 x 8'2 (5.13m x 2.49m)

Two sealed unit double glazed windows to the front elevation. Central heating radiator, ceiling coving and built in storage cupboard.

BEDROOM 2

11'4 x 11'2 (3.45m x 3.40m)

Sealed unit double glazed window to the rear elevation. Central heating radiator and ceiling coving.

BATHROOM/WC

8'2 x 5'4 (2.49m x 1.63m)

Sealed unit double glazed window to the rear elevation. White suite comprising of a bath with wall mounted electric shower, pedestal washbasin and low level wc. Ceramic tiled walls, ceiling coving and central heating radiator.

OUTSIDE

Enclosed front garden. Enclosed rear garden mainly paved for easy maintenance with garden shed.



Valiant Way

Approximate Gross Internal Area
787 sq ft - 73 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		Current	
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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