



**Barks Drive, Norton le Moors, Stoke-on-Trent**

**£150,000**



**Freehold | EPC rating: C**

- No Chain
- Close to Whitfield Valley nature reserve

- Three bedrooms, an Ensuite
- Fully refurbished
- A choice of primary schools

**BELVOIR!**

Property is personal

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## Description

**\*\*\*NO CHAIN\*\*\*** Available immediately this **FULLY REFURBISHED** semi-detached house with **THREE BEDROOMS** and a master **ENSUITE** wont be around for long.

In a popular **residential area** and in walking distance to two **primary schools** this home would suit anybody from **first time buyers** to **investors** alike.

On the outskirts of the Whitfield Valley Nature Reserve this property briefly comprises front and rear gardens, a hallway, lounge, kitchen and utility to the ground floor with three bedrooms, a family bathroom and a master ensuite to the first floor.

With double glazing, gas central heating and radiators throughout this property can be moved right into.

Please see our **360 degree Virtual Tour** and call for a face to face viewing.

**Tenure:** Freehold

**Council tax:** Band A, Stoke-on-Trent city council

## Photographs



## Rooms

### **First Floor:**

#### **Hallway - 3'6" x 5'11"**

Step into the property via the UPVC front door with privacy glazing into the hall. An ideal space for coats and shoes before continuing on inside. White walls and grey carpet lead you to the lounge or up to the first floor.

#### **Lounge - 11'3" x 14'6"**

A good sized bright and airy room with a large front window. The perfect shape and size to accommodate various furniture and layout options. White painted walls and grey carpets create the blank canvas your dream living room requires.

#### **Kitchen - 10'2" x 10'6"**

The refurbished modern kitchen includes light grey wall and base units with black handles, black work surfaces and a black mixer tap with pull down spout. There's space for appliances and a dining table in addition to the handy store cupboard housing the boiler. The kitchen is finished with white tile splash-backs and easy clean vinyl.

#### **Utility - 7'3 x 7'0"**

This versatile space would make the perfect home for a washer and dryer (subject to plumbing installation), also perfect for the storage of smaller household equipment such as the Hoover, mop and ironing board. If you don't want the coats and shoes in the hallway you could store them here, ideal if you prefer to use the glazed UPVC door to the side of the property. White painted walls and easy clean vinyl flooring finish the room perfectly.

### **First floor:**

#### **Stairs and landing**

Freshly painted white walls and ever popular grey carpets line the way to the first floor, brightly lit by a window at the top of the stairs.

#### **Master Bedroom - 10'2" x 10'6"**

The larger bedroom overlooking the rear of the property is easily big enough for double bed, wardrobes and bedside tables. Another freshly painted foundation ready for your own personal stamp. With new grey carpets and its very own ensuite shower room.

#### **Ensuite - 5'7" x 2'8"**

A newly fitted three piece white suite with a mixer shower, screen and tray, a hand basin and toilet all topped off with contrasting black taps, trims and towel rail. Marble effect partly tiled walls and vinyl flooring complete this pleasant surprise.

#### **Bedroom 2 - 11'4" x 8'0"**

Overlooking the front of the property the second bedroom would also fit a double bed and some bedroom furniture for older children. Alternatively have a single bed to reserve the extra space for the perfect play area for younger ones.

The white walls and grey carpets again form the perfect backdrop for the latest fashion or fascination related decor.

#### **Bedroom 3 - 8'4" x 9'8"**

Another room to the front of the property would make another great bedroom or guest room. If you have no need of a third bedroom it could also make for the a perfect hobby room or home office. More clean and bright white walls and grey carpets finish the space.

#### **Family Bathroom - 5'6" x 5'1"**

Another newly fitted white suite, this one including a bath with a shower over and shower screen, a hand basin and toilet. Marble effect tiles adorn the walls around the bath and sink while the same striking black taps, trims and towel rail finish the fittings. White walls and the easy clean vinyl leave nothing needing to be done in here.

## Grounds

### Outside:

#### Front garden

Mainly laid to lawn with hedges, walls and fences to the perimeter. A slab footpath and steps provide access to the front of the property and there is gated access to the side.

#### Rear Garden

There is a slab footpath and patio immediately to the side and rear of the property with an elevated lawn garden accessed via gated steps and surrounded by fencing for privacy and safety.

#### Parking

There is ample street parking to the front of the property and more in neighbouring streets.

According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 800 Mbps upload speed with Virgin Media, VX Fibre and Openreach and the mobile checker shows network with major mobile phone providers EE, Vodafone, Three and 02.

**Council tax band:** A (Stoke on Trent City Council),

**Tenure:** Freehold,

**EPC Rating:** C

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

More photographs



# Floorplan



# Map



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