



24 Barks Drive

Stoke-On-Trent, ST6 8HB

Price £120,000



Carters are delighted to welcome to the market 24 Barks Drive, a well-presented two-bedroom semi-detached home offering an excellent opportunity for first-time buyers and investors alike.

Upon entering you are welcomed into an inviting living room featuring a gas fire with an elegant solid marble surround. To the rear, the kitchen enjoys pleasant views over the garden and benefits from a separate utility area, providing practical additional storage and workspace.

Upstairs, there are two generous double bedrooms, bathroom and w.c.

Externally, the property boasts a paved driveway to the front offering ample off-road parking, with side access leading to the rear garden. The rear garden is of generous size and is mainly laid to lawn, complemented by a paved patio area ideal for outdoor seating and entertaining. Established hedge borders provide a good level of privacy, while a greenhouse frame remains in situ. The garden further enjoys attractive open field views, creating a truly appealing outlook.

This is a fantastic opportunity to purchase a two-bedroom home with spacious accommodation and stunning views. Early viewing is highly recommended – book your appointment today.

24 Barks Drive

Stoke-On-Trent, ST6 8HB

Price £120,000



Entrance Hallway

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation. Access to the stairs. Radiator.

Living Room

14'7" x 11'4" (4.45m x 3.45m)

UPVC double glazed window to the front elevation. Gas fire with a marble surround and hearth. Radiator. TV aerial point.

Kitchen

10'8" x 10'11" (3.25m x 3.33m)

UPVC double glazed window to the rear elevation. Fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Resin sink with a mixer tap and a drainer. Space for a gas cooker. Space for a fridge freezer. Radiator. Partially tiled walls. Built in pantry cupboard with a hardwood single glazed window to the rear elevation.

Utility Area

UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the side elevation. Space and plumbing for a washing machine. Space for a tumble dryer. Vinyl flooring.

Stairs and Landing

UPVC double glazed window to the side elevation. Airing cupboard. Access to the loft.

Bedroom One

15'10" x 10'11" (4.83m x 3.33m)

Two UPVC double glazed windows to the front elevation. Fitted wardrobes. Fitted dresser with drawer units and a mirror over. Radiator. TV aerial point.

Bedroom Two

9'8" x 11'5" (2.95m x 3.48m)

UPVC double glazed window to the rear elevation. Radiator.

Bathroom

UPVC double glazed window to the rear elevation. Panel bath. Pedestal wash hand basin. Partially tiled walls. Radiator. Vinyl flooring.

W.C

UPVC double glazed window to the side elevation. Mid level W.C. Partially tiled walls. Vinyl flooring.

Externally

To the front of the property, a paved driveway provides ample off-road parking and affords access along the side of the house to the rear garden. The rear garden is of generous proportions and is predominantly laid to lawn, complemented by a paved patio area ideal for outdoor seating. Established hedge borders offer a degree of privacy, while a greenhouse frame is in situ. The garden further benefits from attractive

open field views, creating a fantastic outlook.

Additional Information

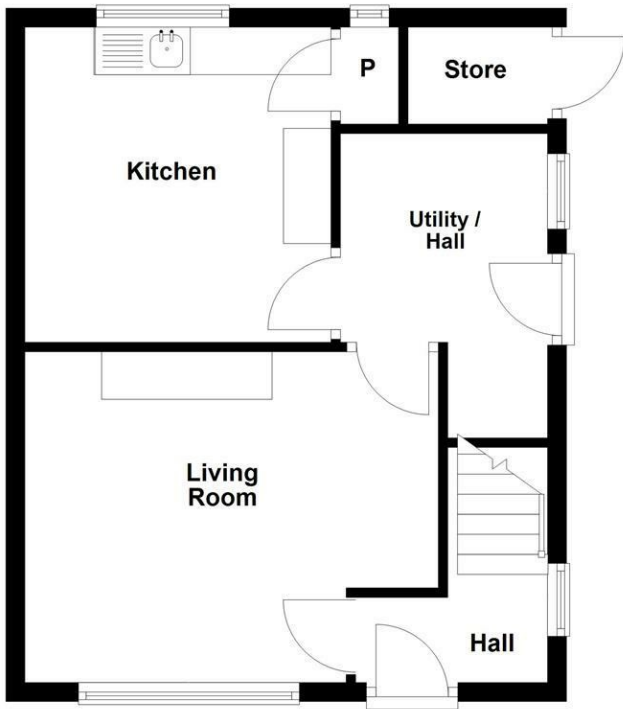
Freehold. Council Tax Band B.

Total Floor Area: 775 Square Foot / 72 Square Meters.

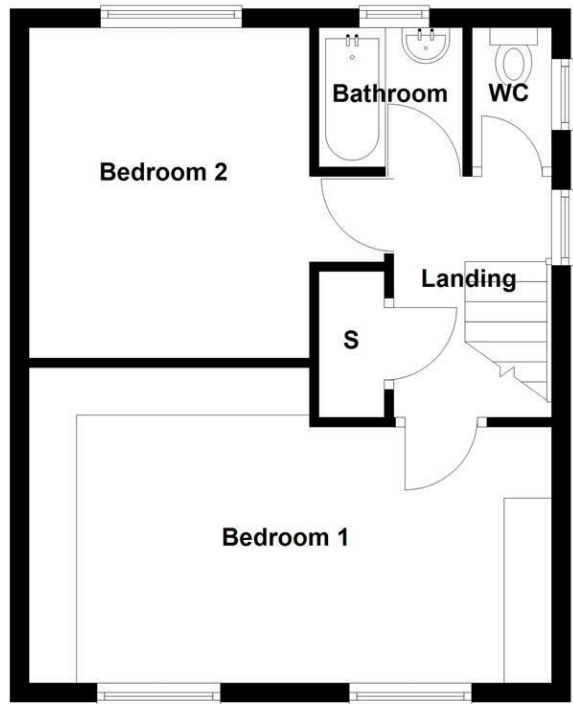
Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Ground Floor



First Floor



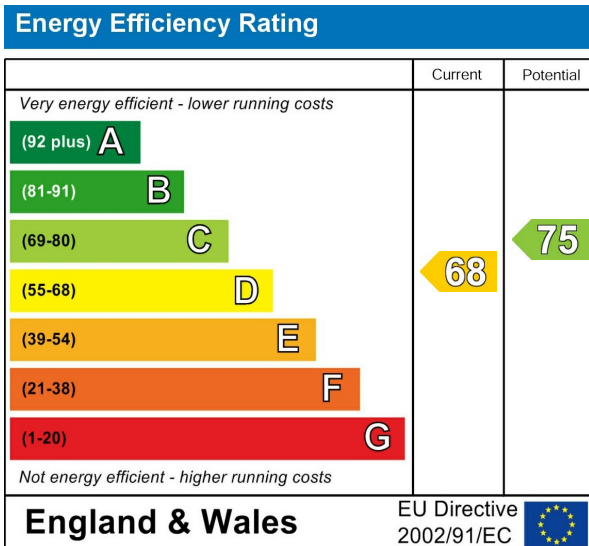
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street Biddulph Stoke on Trent Staffs ST8 6AB
01782 470391
www.carters-estateagents.co.uk