DENISE WHITE™
BESPOKE ESTATE AGENT









66 Burtree Drive, Stoke-On-Trent, ST6 8GY

Offers in the region of £260,000

"The best modern homes are the ones that make life easier, happier and more beautiful" ~ Deborahn Needleman

A well-presented four-bedroom, three-storey town house located in the popular Norton Heights area. The property offers a spacious kitchen diner with double doors opening onto the rear garden, a separate first-floor lounge, family bathroom, and four versatile bedrooms including a principal suite with ensuite and walk-in wardrobes. Externally, the home benefits from private parking to the front and a well-maintained garden to the rear.

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Denise White Agent Comments

Situated within the sought-after residential area of Norton Heights, this well-presented four-bedroom, three-storey end Townhouse offers spacious and versatile accommodation, ideal for modern family living.

Upon entering the property, you are welcomed by a spacious entrance hall which provides access to a convenient downstairs WC. From the hallway, you are led through to a generous kitchen diner, offering an impressive amount of space for both cooking and dining. The kitchen area provides ample room for fittings and appliances, while double doors open directly onto the rear garden, allowing for plenty of natural light and easy indoor–outdoor living.

The first floor landing provides access to the main lounge, a comfortable and well-proportioned living space ideal for relaxing or entertaining. Also located on this floor is the family bathroom and Bedroom Three, a versatile room which can comfortably accommodate a double bed or serve as an ideal home office.

Occupying the second floor is the principal bedroom, featuring an ensuite bathroom and walk-in wardrobes, creating a private and practical retreat. Also on this floor is Bedroom Two, a well-sized double bedroom, along with Bedroom Four which offers flexibility as a dressing room, nursery, or additional office space.

Externally, the property benefits from private parking to the front together with a single garage, while to the rear there is a well-maintained garden providing a pleasant outdoor space for relaxation or entertaining.

Overall, this attractive home offers well-balanced accommodation across three floors and would suit families or buyers seeking flexible living space in a popular location.

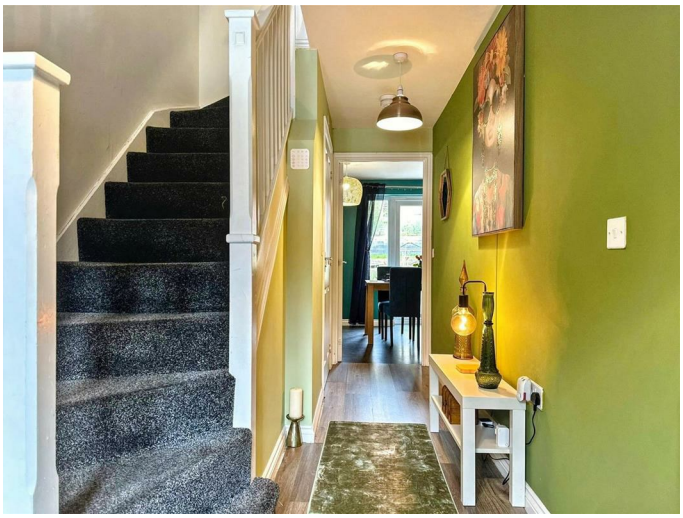
Location

Norton Heights is a highly sought-after residential area located in the north of Stoke-on-Trent, renowned for its leafy streets, convenient amenities, and strong sense of community. The area offers a desirable mix of traditional homes, along with modern developments, making it popular with families, professionals, and retirees alike.

Residents of Norton Heights benefit from excellent access to local schools, healthcare facilities, and a variety of shops and services, while still enjoying the peace and space of a suburban environment. The area is well served by public transport links and road connections, providing easy access to the wider city, the M6 motorway, and the neighbouring towns of Hanley and Newcastle-under-Lyme.

One of the standout features of Norton Heights is its proximity to green spaces and recreational facilities. Residents can enjoy scenic walks, local parks, and sports amenities, offering an ideal balance between urban convenience and countryside charm. With its combination of attractive homes, excellent local facilities, and strong community atmosphere, Norton Heights represents a highly desirable location for anyone looking to settle in the Stoke-on-Trent area.

Entrance Hall



Wooden design flooring. Wall mounted radiator. Stairs leading to first floor accommodation. Ceiling light. Doors leading to: –

WC

5'11" x 2'11" (1.81 x 0.90)



Vinyl flooring. Radiator. Pedestal wash hand basin. WC. Ceiling light.

Kitchen

15'10" x 11'8" (4.83 x 3.56)



Fitted with a range of wall and base units. Stainless steel sink and drainer unit. Plumbing for automatic washing machine. Integrated oven. Gas hob. Access to boiler. Space for fridge freezer. Vinyl flooring. Radiator. uPVC double doors leading to garden. Ceiling lights.

First Floor Landing



Fitted carpet. Radiator. uPVC window to the front aspect. Stairs leading to second floor. Doors leading into:–

Lounge

15'10" x 11'9" (4.83 x 3.60)



Fitted carpet. Radiator . uPVC Windows to the rear aspect. Ceiling light.

Bathroom

9'6" x 6'2" (2.92 x 1.90)



With a suite comprising of Bath, Pedestal wash hand basin and low level WC. Storage cupboard. Ceiling light.

Bedroom Three

9'6" x 9'6" (2.92 x 2.91)



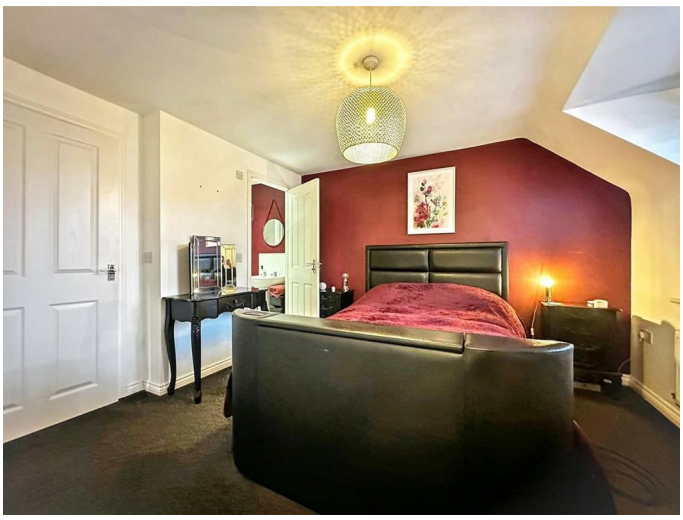
Fitted carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Second Floor Landing

Carpet. Ceiling light. Doors leading into:-

Bedroom One

11'10" x 10'1" extending to 15'9" max (3.63 x 3.09 extending to 4.81 max)



Fitted carpet. Radiators. Fitted wardrobes. Access to en suite. uPVC Windows to the front aspect. Ceiling light.

Ensuite

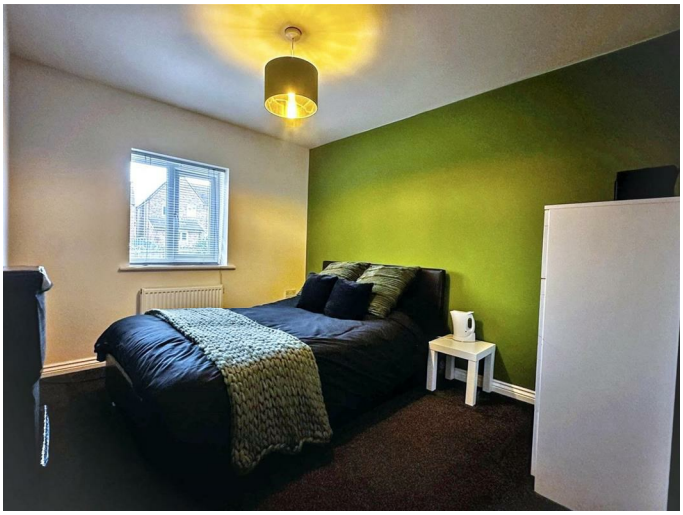
5'11" x 5'10" (1.81 x 1.79)



Vinyl flooring. Radiator. Pedestal wash hand basin. WC. Shower cubicle. Ceiling lights.

Bedroom Two

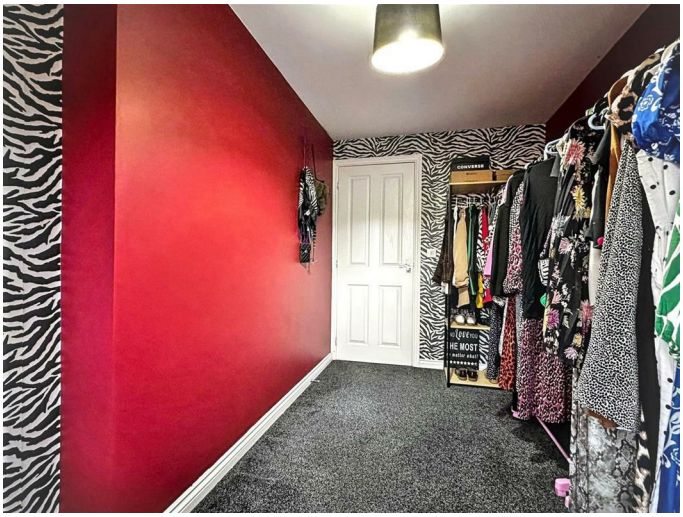
12'7" x 9'1" max (3.86 x 2.77 max)



Fitted carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Four

11'11" x 6'4" (3.64 x 1.95)



Fitted carpet. Radiator. uPVC window to the rear aspect. Ceiling lights.

Outside



To the front of the property there is a double driveway providing off road parking for two vehicles and leading to an integral single garage. To the rear of the property there is a private and enclosed garden which has been beautifully landscaped to provide shingled seating areas overlooking a stepped lawn which in turn leads to a timber summerhouse which benefits from power and light and provides a versatile additional living space.

Single garage

Up and over door to the front aspect. Power and light.

Agent Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Stoke-On-Trent Band C

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

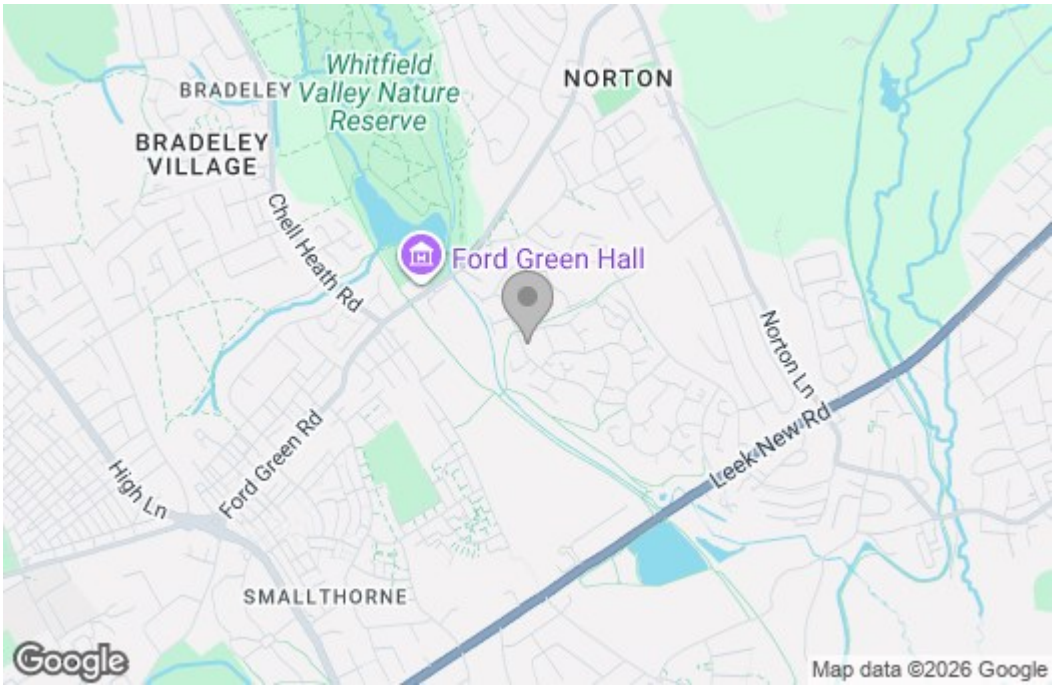
Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

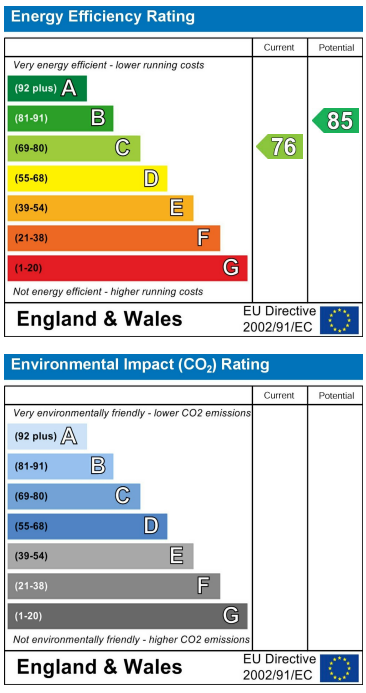
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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