

## 107 Barks Drive

Norton, Stoke-On-Trent, ST6 8EX

I've found you a golden ticket! And its not to the Chocolate factory, I have something even sweeter to entice those taste buds! A spacious and immaculately presented semi detached property. Boasting a lounge, a fitted kitchen/diner and W.C. Three fantastic sized bedrooms and a family bathroom. Externally, the property benefits from a fully enclosed rear garden. Located in the popular area of Norton, close to local amenities and schooling, this property is the sweet delight you have been looking for. Don't delay, call and book your viewing today.

**£130,000**

# 107 Barks Drive

Norton, Stoke-On-Trent, ST6 8EX



- SPACIOUS SEMI DETACHED PROPERTY
- DOWNSTAIRS W.C
- ENCLOSED REAR GARDEN
- LARGE LOUNGE
- THREE BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- FITTED KITCHEN/DINER
- FAMILY BATHROOM
- EARLY VIEWING A MUST

## GROUND FLOOR

### Entrance Hall

13'10" x 2'10" (4.23 x 0.88)

UPVC door to the front aspect.  
Radiator and stairs to the first floor.

### Lounge

16'1" x 10'3" (4.92 x 3.14)

UPVC window to the front aspect. Electric fireplace and radiator.

### Kitchen/Diner

11'5" x 11'4" (3.48 x 3.46)

UPVC window to the rear and side aspect. Fitted with a range of wall and base storage units, coordinating work surface areas, inset sink and drainer and partly tiled walls. Free standing electric cooker. Radiator. Space for table and chairs and space for a washing machine.

### Rear Hallway

8'2" x 4'5" (2.49 x 1.37)

UPVC window and door to the

rear aspect. Door to storage cupboard and W.C.

### W.C

4'3" x 2'7" (1.32 x 0.79)

UPVC window to the rear aspect.  
Low level W.C.

### First Floor Landing

7'6" x 5'7" (2.30 x 1.71)

Stairs from the ground floor.  
Airing cupboard housing combi boiler and loft access hatch.

### Bedroom

10'8" x 10'4" (3.26 x 3.15)

UPVC window to the front aspect. Radiator.

### Bedroom

13'8" x 8'3" (4.18 x 2.52)

UPVC window to the rear aspect.  
Radiator and door to storage.

### Bedroom

10'4" x 8'5" (3.15 x 2.58)

UPVC window to the front aspect.

## Bathroom

7'8" x 5'5" (2.35 x 1.66)

UPVC window to the rear aspect.  
Fitted suite comprising of a bath with shower over-head, Low Level W.C, wash hand basin with vanity unit. Fully tiled walls and radiator.

## EXTERIOR

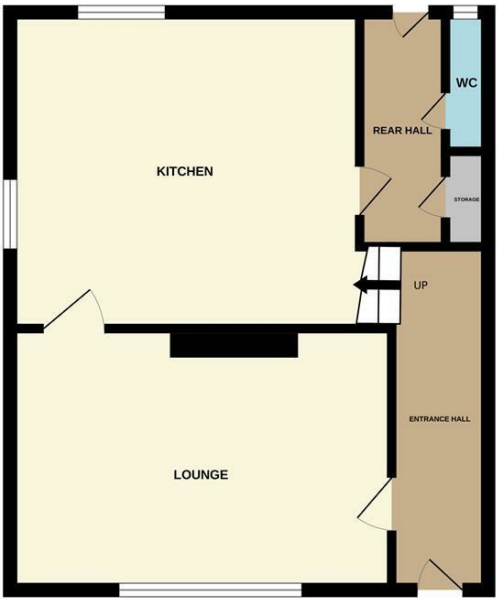
To the front the property is laid to lawn with paved steps to the side. To the rear there is a paved patio, artificial grass and mature shrubs. Two sheds.



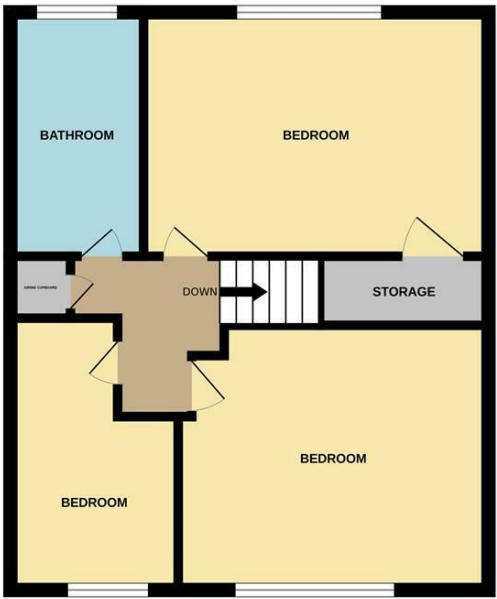


Floor Plan

GROUND FLOOR



1ST FLOOR



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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