

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



65 Barks Drive, Norton, Stoke-On-Trent, ST6 8HA

Offers In Excess Of

£165,000

- Four Bedrooms
- New Fitted Kitchen + Appliances
- Combi Boiler
- Driveway And Garage
- Totally Refurbished
- New Bathroom Suite With Separate Bath & Shower
- UPVC Double Glazing
- Unbeatable Value!

FOUR BEDROOMS AND TOTALLY REFURBISHED!

Your dream family home is here waiting and ready for you to move into!

Professional refurbishment has just taken place to include a brand new fitted kitchen with integrated appliances, a brand new bathroom suite with bath and separate walk-in shower, fresh decoration, new carpets and much, much more!

Make no mistake, this is a big house and it also has the benefit of off-road parking space, a garage and a great location only yards away from acres of open space. Some buyers may wish to install a ground floor WC and the vendors believe that this would be possible.

This house is being sold with no onward chain to slow down your purchase. See our online virtual tour and for more information please contact us.



GROUND FLOOR

ENTRANCE HALL

New fitted carpet. UPVC double glazed window and front door. Stairs to the first floor. Door into the...

LOUNGE & DINING ROOM

21'10 x 13'9 (6.65m x 4.19m)

New fitted carpet. Two radiators. UPVC double glazed windows to the front and rear of the room complete with fitted vertical blinds. Door leading into the...

FULLY FITTED KITCHEN

12'5 x 12'2 (3.78m x 3.71m)

Range of new wall cupboards and base units with a grey high gloss finish together with soft close doors and drawers and integrated gas hob, stainless steel cooker hood and under oven. UPVC double glazed window with fitted vertical blinds. Concealed Baxi gas combi boiler. New vinyl flooring. Walk in understairs storage cupboard. Plumbing for washing machine.

REAR HALL

New vinyl flooring. UPVC double glazed window and external door.

UTILITY ROOM

8'5 x 5'6 (2.57m x 1.68m)

New vinyl flooring. Two UPVC double glazed windows with fitted vertical blinds. Radiator.

FIRST FLOOR

LANDING

New fitted stair and landing carpets.

BEDROOM ONE

13'11 x 10'0 (4.24m x 3.05m)

New fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM TWO

11'5 x 10'8 (3.48m x 3.25m)

New fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

FAMILY BATHROOM

8'2 x 8'0 (2.49m x 2.44m)

New white suite including panelled bath, separate walk in rain head shower, low level wc and pedestal wash basin within fitted units. Part tiled walls. UPVC double glazed window with fitted vertical blinds. Spotlights. Contemporary style radiator.

BEDROOM THREE

10'2 x 9'3 + recess (3.10m x 2.82m + recess)

New fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM FOUR

11'4 x 7'1 (3.45m x 2.16m)

New fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

OUTSIDE

There's a driveway at the front of the house as well as a garden featuring palm trees... whilst to the rear there is a low maintenance mainly gravelled garden.

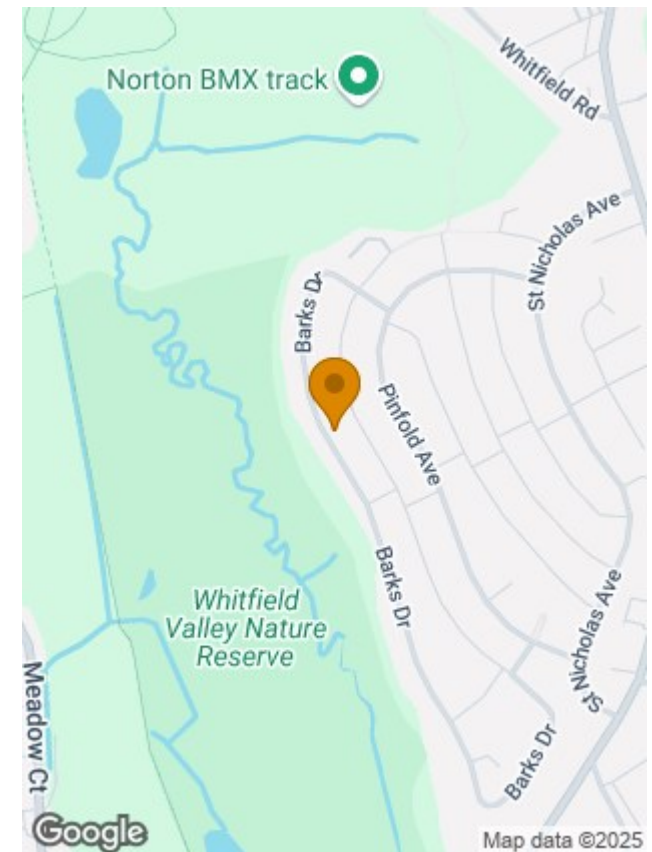
The driveway leads to a...

SINGLE GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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