



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.

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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

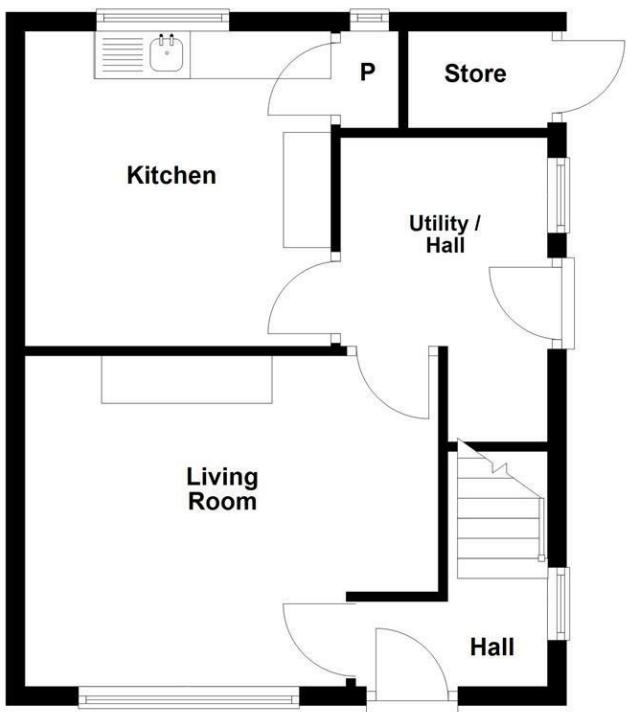
Freehold. Council Tax Band B.

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

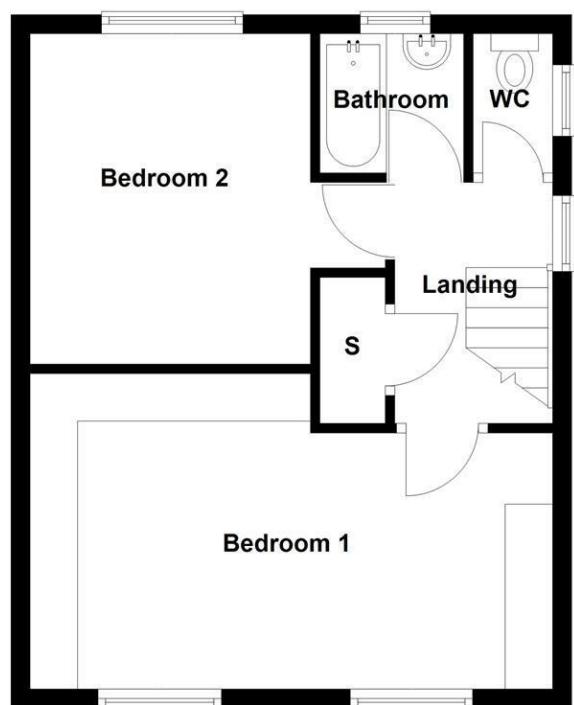
Disclaimer

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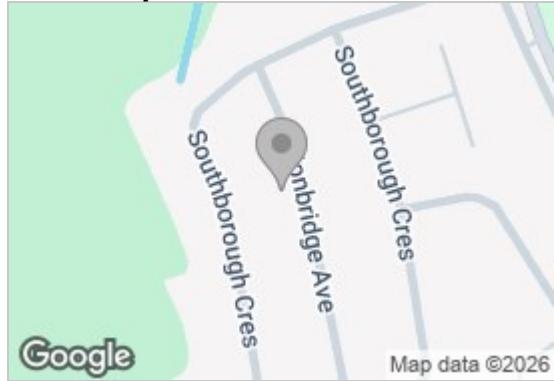
Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.

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