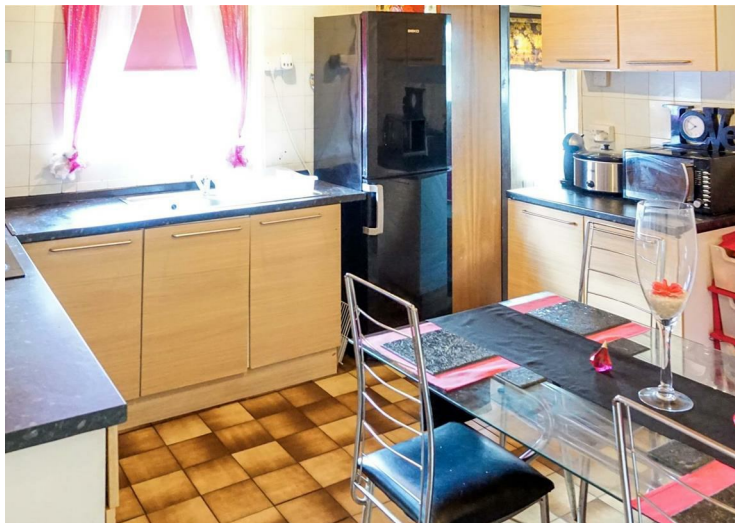


17 Barks Drive, Norton, Stoke-On-Trent, Staffordshire, ST6 8HA



Freehold £76,950

OPEN 7 DAYS A WEEK

**** New On The Market & Buy To Let Investment **** Bob Gutteridge Estate Agents are pleased to bring to the market this ideal buy to let property currently generating £500.00 Per Calendar Month. This traditional semi detached home is situated on this ex local authority development in Norton which provides access to local shops, schools and amenities. The property offers accommodation providing entrance lobby, through lounge, fitted kitchen / diner, utility room, downstairs W.c. and to the first floor are three bedrooms along with a first floor modern bathroom. Externally the property offers gardens to front and rear. This property is also enhanced with modern combi central heating. **** Buy To Let Investment Only ****

ENTRANCE LOBBY

With part panelled part glazed front access door, pendant light fitting, smoke alarm, stairs to first floor landing and door leads off to;

THROUGH LOUNGE / DINING ROOM 5.99m x 3.18m (19'8" x 10'5")

With glazed window to front with inset lead pattern, sliding patio door to rear, artex to ceiling, coving, marble effect hearth and insert with pine surround and built in living flame coal effect gas fire, TV aerial point, Virgin Media connection point (subject to usual transfer regulations), six power points, two wall light fittings and panelled door leads off to;



FITTED KITCHEN / DINING ROOM 3.51m x 3.51m (11'6" x 11'6")

With double glazed window to side, wood panelling to ceiling, two pendant light fittings, a range of base and wall mounted shaker oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect, built in four ring electric hob unit with oven beneath and extractor hood above, built in stainless steel sink unit with chrome mixer tap above, half wood panelling to walls, ceramic tiled flooring, six power points, built in electricity meter cupboard with consumer unit, doors to under stairs storage cupboard providing ample domestic shelving and storage space and access to;



UTILITY ROOM 2.51m maximum reducing to 1.45m x 2.34m (8'3" maximum reducing to 4'9" x 7'8")

With multi glazed side access door, glazed window to front with inset lead pattern, pendant light fitting x 2, ceramic tiled flooring, base and wall mounted storage cupboards providing ample domestic shelving and storage space, round edge work surface, plumbing for automatic washing machine, five power points and access to;



DOWNSTAIRS WC 1.19m x 0.91m (3'11" x 3'0")

With frosted glazed window to side, artex to ceiling, pendant light fitting, white low level WC, single panelled radiator and fully tiled walls and flooring in marble effect ceramic tiles.



FIRST FLOOR LANDING

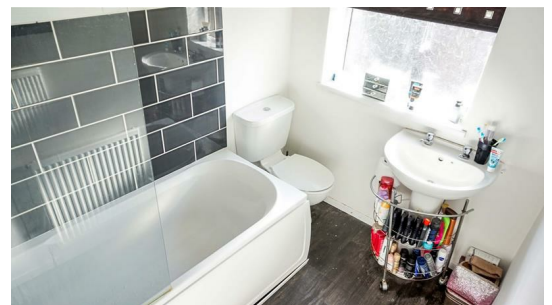
With pendant light fitting, battery mains smoke alarm, access to rooms and door to;

BUILT IN BOILER CUPBOARD

With Potterton Performer 30 HE boiler providing domestic hot water and central heating systems and ample domestic drying and storage space etc.

FIRST FLOOR FAMILY BATHROOM 2.49m x 1.68m (8'2" x 5'6")

With double glazed frosted window to side, globe light fitting, white suite comprising of low level dual flush WC, pedestal sink unit, panelled bath unit with thermostatic direct flow shower above, ceramic splash back tiling in high glaze oblong tiles, single panelled radiator and vinyl cushioned flooring.



BEDROOM ONE 4.14m x 2.51m plus recess (13'7" x 8'3" plus recess)

With glazed window to front with inset lead pattern, artex to ceiling, two pendant light fittings, single panelled radiator, Virgin Media connection point (subject to usual transfer regulations) and power points.



BEDROOM TWO (FRONT) 3.20m x 3.18m (10'6" x 10'5")

With double glazed window to front with inset lead pattern, artex to ceiling, pendant light fitting, single panelled radiator and four power points.



BEDROOM THREE 3.10m x 2.69m (10'2" x 8'10")

With double glazed window to rear, artex to ceiling, pendant light fitting, double panelled radiator and four power points.



EXTERNALLY

FORE GARDEN

Bounded by established hedges to border with off road parking for vehicle, lawn section and concrete pathway leading to the front of the property.

REAR GARDEN

Bounded by established hedges to borders, lawn section and garden timber shed providing external storage space.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

MORTGAGE

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

SERVICES

Main services of gas, electricity, water and drainage are connected.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm