



## 9 Barks Drive

Norton, Stoke-On-Trent, ST6 8HA

Situated on the ever-popular Barks Drive, this spacious three-bedroom semi-detached home occupies an enviable corner plot, offering excellent potential for growing families and savvy buyers alike. Sold with no upward chain, this could be the home you have been looking for. Boasting generous living accommodation throughout, the property provides well-proportioned rooms, ample natural light, and exciting scope to modernise and personalise to your own taste. The solid layout and substantial plot makes this a fantastic opportunity to create a wonderful long-term home in a desirable setting.

**Offers in excess of £110,000**

# 9 Barks Drive

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- SPACIOUS SEMI DETACHED PROPERTY
- CLOSE TO LOCAL AMMENITIES
- LARGE OUTDOOR AREA
- CORNER PLOT
- FITTED KITCHEN
- NO UPWARD CHAIN
- THREE GENEROUS SIZED BEDROOMS
- GROUND FLOOR WC
- UTILITY

## GROUND FLOOR

### Entrance Hall

5'10" x 3'1" (1.79 x 0.96)

The property has a double glazed entrance door to the front aspect. Radiator.

### Lounge / Diner

19'5" x 10'4" (5.94 x 3.17)

Double glazed windows to the front and rear aspect. Gas fireplace. Radiator.

### Kitchen

10'3" x 11'3" (3.14 x 3.45)

Double glazed windows to the side and rear aspect. Fitted kitchen including wall and base units. Stainless steel sink and drainer. Electric oven and gas hob installed. Cookerhood. Space for fridge freezer. Radiator. Under stair storage. Leading to utility room.

## Utility

8'2" x 7'6" (2.5 x 2.3)

Double glazed window to the front aspect. Plumbing and space for washing machine and dryer. Combi boiler situated. Doors leading to WC and garden.

## W.C

3'10" x 2'11" (1.19 x 0.89)

LLWC. Partly tiled walls. Double glazed window to the side aspect.

## FIRST FLOOR

### Landing

7'1" x 2'5" (2.17 x 0.75)

Stairs from entrance hallway. Cupboard for storage. Loft access.

### Bedroom One

13'6" x 11'5" (4.12 x 3.49)

Double glazed window to the front aspect. Radiator.

## Bedroom Two

10'7" x 10'4" (3.24 x 3.17)

Double glazed window to the front aspect. Radiator.

## Bedroom Three

10'4" x 8'5" (3.15 x 2.57)

Double glazed window to the rear aspect. Radiator.

## Bathroom

8'1" x 5'6" (2.47 x 1.69)

Double glazed window to the side aspect. Fitted bathroom suite, including a bath, LLWC and wash hand basin. Partly tiled walls. Towel radiator.

## EXTERIOR

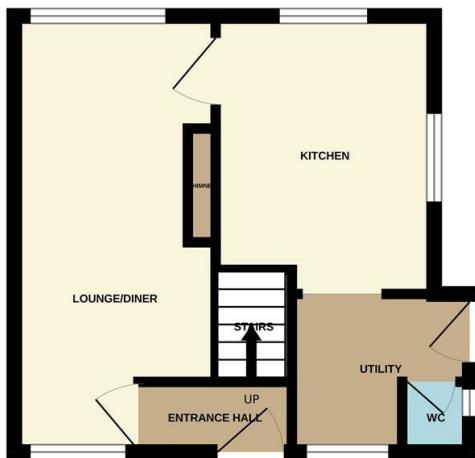
Corner plot. To the front of the property, there is a two tiered gravelled area. Gate to the front of the property, followed by a slabbed path leading to the front door and round to the back and side garden. Property is enclosed by fencing. Rear garden is laid to lawn.



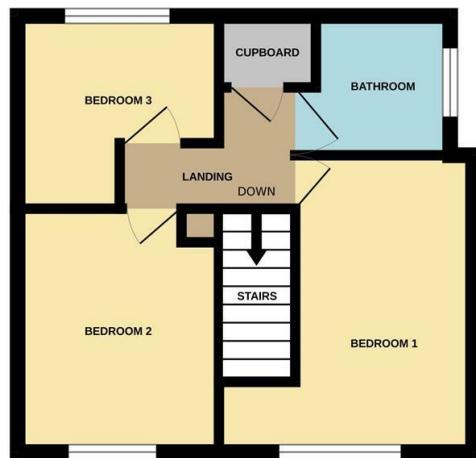


## Floor Plan

GROUND FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR  
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate only. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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