

131 Barks Drive, Norton, Stoke-On-Trent, Staffordshire, ST6



To Let Exclusive at £750 PCM

Bob Gutteridge Estate Agents are pleased to offer to the rental market this beautifully presented and up to date semi detached home situated in Norton. As you would expect this home offers the benefits of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance lobby, lounge, fitted kitchen/diner and to the first floor are three bedrooms along with a first floor family bathroom. Externally the property provides off road parking to the front and access to an enclosed rear garden. **Viewing Advised !**

ENTRANCE LOBBY

With Upvc double glazed front access door with inset frosted glazed panel, Upvc double glazed window to side with inset frosted glazed panel, oak effect laminate flooring, pendant light fitting, stairs to first floor landing and doors leading off to rooms including;



LOUNGE 3.43m x 4.47m (11'3 x 14'8)

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, wall mounted electric fire, t.v. aerial point, BT Open Reach connection point subject to usual transfer regulations, six power points and door leads off to;



FITTED KITCHEN/DINING ROOM 5.41m x 3.10m (17'9 x 10'2)

With Upvc double glazed side access door with inset frosted glazed panel, three Upvc double glazed windows, two globe light fittings, range of base and wall mounted high gloss cream storage cupboards providing ample cupboard and drawer space with high gloss round edge work surface with built-in stainless steel bowl and a half single drainer sink unit with mixer tap above, built-in four ring Cata electric hob unit with oven beneath and extractor hood above, ceramic splashback tiling, ceramic floor tiling, single panelled radiator, a combination boiler providing the domestic hot water and central heating systems, built-in electricity meter cupboard with consumer unit and meter, water stopcock, plumbing for automatic washing machine, ten power points and space for fridge/freezer.



FIRST FLOOR LANDING

With Upvc double glazed window to side with inset frosted glazed panel, access to loft space, battery and mains smoke alarm, pendant light fitting and doors to rooms including;

BEDROOM ONE (REAR) 3.51m x 3.07m (11'6 x 10'1)

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



BEDROOM TWO 3.51m x 2.57m (11'6 x 8'5)

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, four power points and access to;



BEDROOM THREE 2.57m x 2.79m (8'5 x 9'2)

With Upvc double glazed window to front, single panelled radiator, pendant light fitting and four power points.



FIRST FLOOR BATHROOM 1.70m x 2.34m (5'7 x 7'8)

With Upvc double glazed window to side and Upvc double glazed window to rear, white suite comprising low level dual flush WC, pedestal sink unit and panelled bath unit with mixer tap and shower attachment above, ceramic splashback tiling with inset decorative border and patterned tile, modern towel rail, ceramic tiled flooring and Manrose extractor fan.



EXTERNALLY

FOREGARDEN

Bounded by concrete block walls and established hedges with concrete area providing off road parking, wrought ironworks and flagged pathways for ease of maintenance.

REAR GARDEN

Bounded by concrete post and timber fencing, flagged area providing sitting space and lawned section.

VIEWING

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

DIRECTIONS

From Porthill office proceed first to Burslem town centre passing through the traffic lights in Swan Square to Moorland Road, proceed to the top of the hill and cross over Smallthorne roundabouts to Ford Green Road, proceed down the bank into Bradeley and then up the bank to Norton. Turn left at the traffic lights to St Nicholas Avenue, turn first left to Pinfold Avenue, first left again to Hughson Grove, first left again to Barks Drive, where number 131 will be found located on the right hand side.

COUNCIL TAX

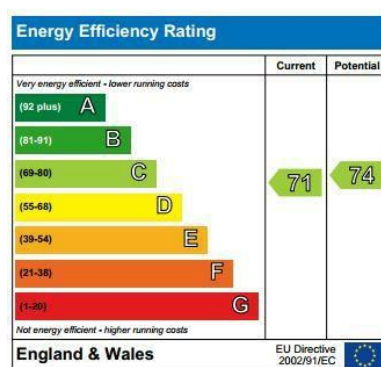
Band 'A' amount payable City of Stoke On Trent Council.

TERMS

The property is offered to let at £750.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £865.38 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £173.07 which, subject to successful referencing, will form part of the rent. The holding deposit will be forfeit if certain conditions are not met by the applicant as per the Tenant Fees Act 2019, further details can be obtained from the Agent prior to applying. Smoking is not permitted.

Before you are granted a tenancy, you will have to demonstrate your Right to Rent in the UK as introduced by the Immigration Act 2014.



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

