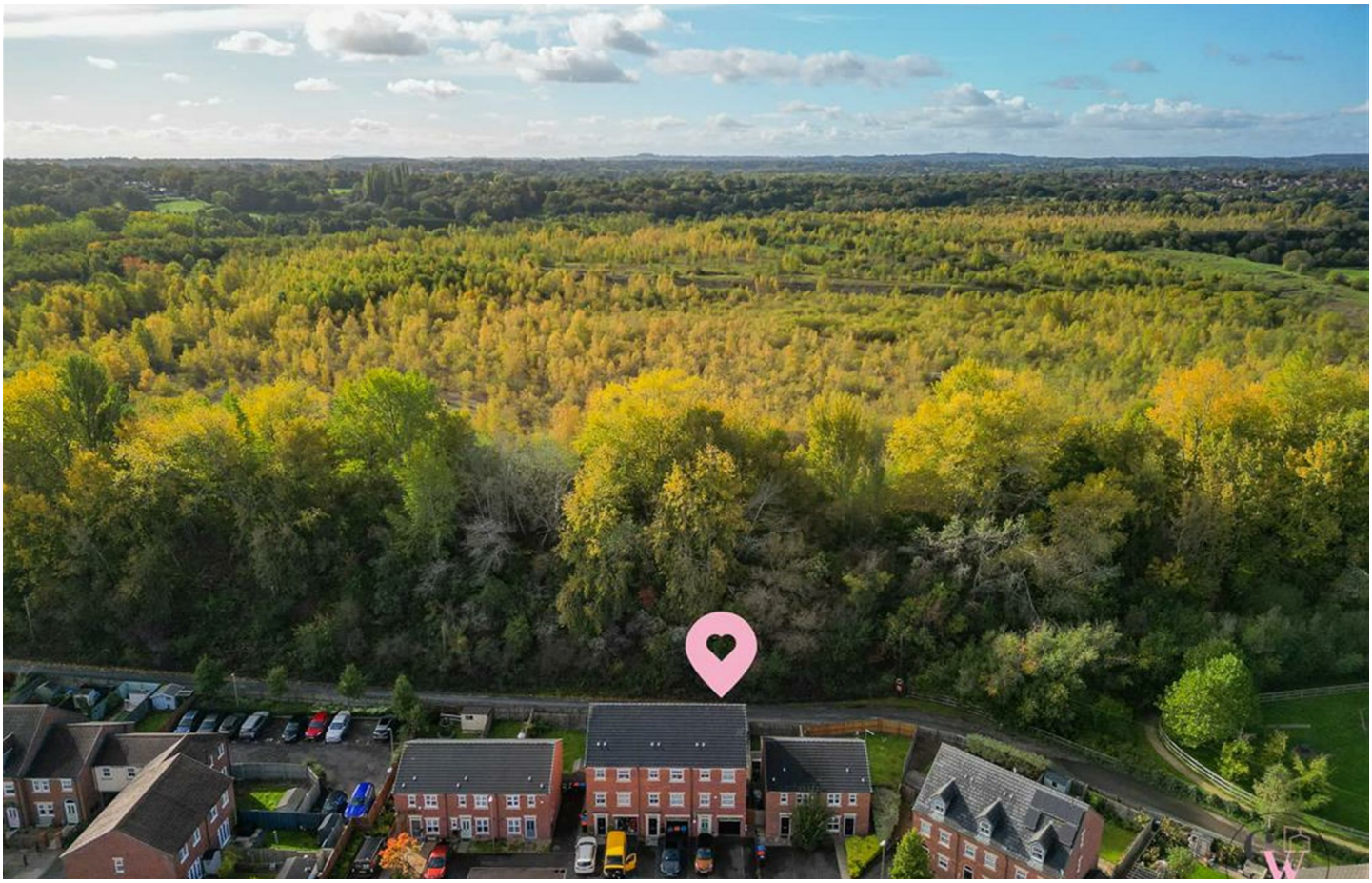
ESTATE AGENTS

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Saner Drive, Northwich CW8 4ZF

Offers in excess of £280,000

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Saner Drive

, Northwich, CW8 4ZF

Offers in excess of £280,000







Hallway
16'10" x 6'3" (5.14m x 1.91m)

Breakfast Kitchen
14'11" x 12'7" m (4.56 x 3.84 m)

Utility Room
9'1" x 8'0" m (2.78 x 2.45 m)

Downstairs WC
6'0" x 2'9" m (1.83 x 0.86 m)

First Floor Landing
16'9" x 6'6" m (5.12 x 2.00 m)

Lounge
14'11" x 13'5" m (4.57 x 4.10 m)

Family Bathroom
8'0" x 5'5" m (2.46 x 1.67 m)

Bedroom Three
10'2" x 8'1" m (3.11 x 2.48 m)

Second Floor Landing
10'7" x 6'5" m (3.24 x 1.96 m)

Bedroom One
16'1" x 11'3" m (4.91 x 3.45 m)

En-Suite
6'1" x 5'10" m (1.86 x 1.80 m)

Bedroom Two
13'4" x 8'3" m (4.08 x 2.54 m)

Bedroom Four
10'0" x 6'4" m (3.07 x 1.94 m)

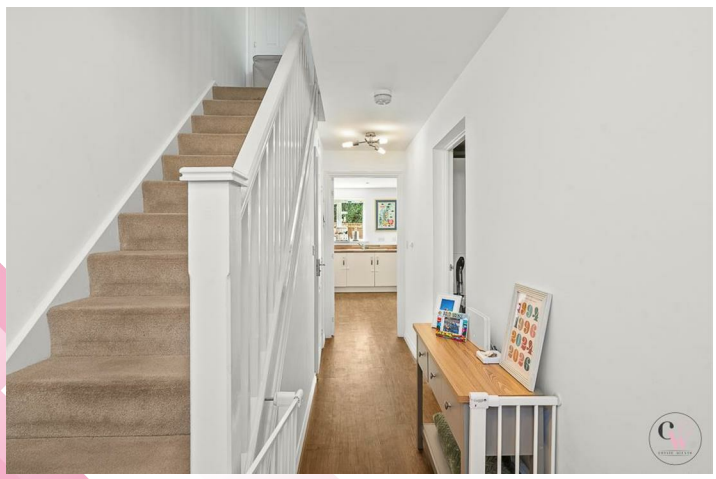
Externally & Garage
8'0" x 7'4" m (2.45 x 2.26 m)

To the front of the property there is a driveway for two cars and garage with up and over door. To the rear of the home it has all been landscaped so very easy maintenance with paved patio area, artificial lawn and pergola in the top corner.

Service Charge
ESTATE FEES PAID MONTHLY (£9.59 pm)

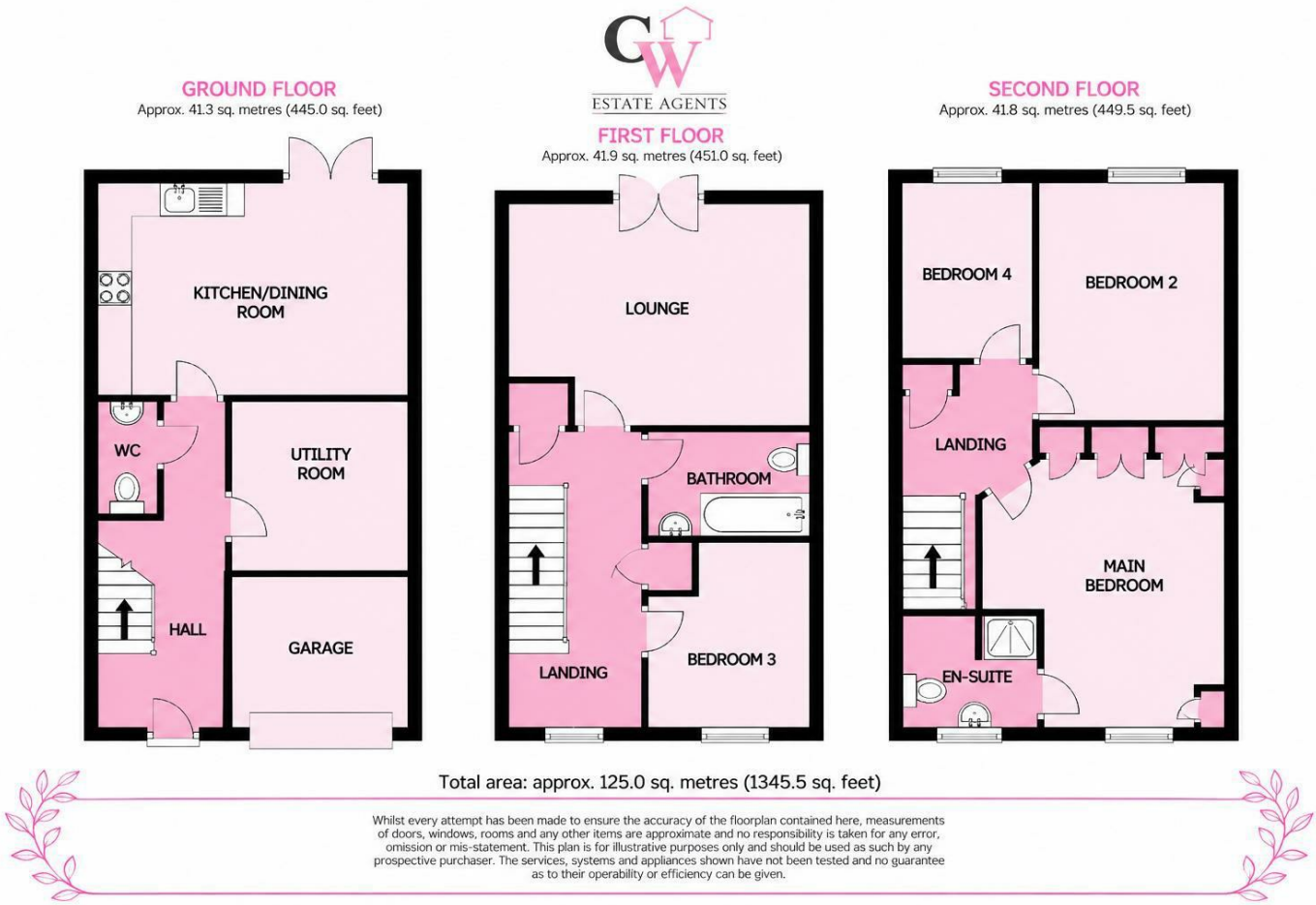








Floor Plan



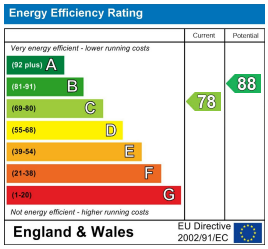
Total area: approx. 125.0 sq. metres (1345.5 sq. feet)

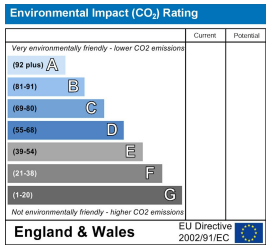
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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