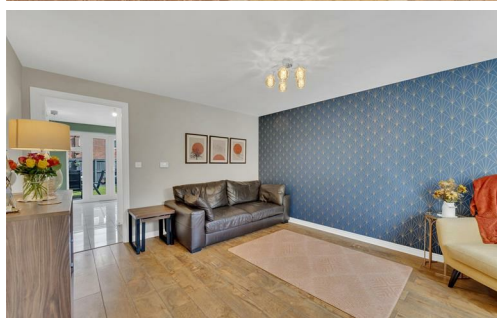




16 SANER DRIVE,
NORTHWICH, CW8 4ZF

£250,000



Vincent James Estate Agents are delighted to present this three bedroom semi-detached home, which is now ready to welcome its next owners. Those looking to move to the area will benefit from a range of fantastic local amenities and great walks/transport links. Within the property, you can find an Entrance Vestibule, which leads into the Lounge. Additional to the ground floor is a Modern Kitchen Diner and Downstairs WC. As you head upstairs, you are greeted by a spacious landing, which connects to all three spacious bedrooms, and the Family Bathroom. There is also an en-suite to the Master Bedroom. Externally, there is an easily maintainable Rear Garden. PLEASE NOTE - The current vendors of this property have purchased the Leasehold and the property will be offered on a Freehold basis upon completion!

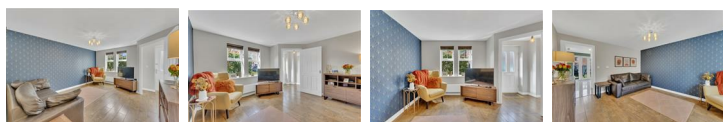
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Entrance Vestibule



Featuring a staircase and connects into the Lounge. Accessed via the front entrance door.

Lounge



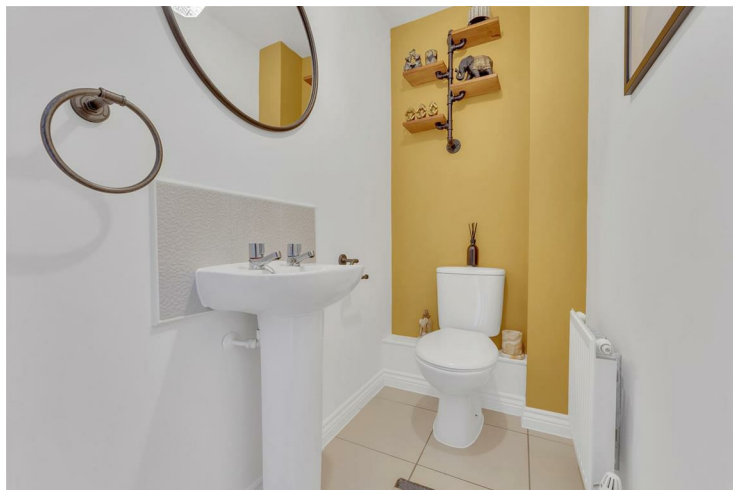
Featuring a double glazed window to the front elevation and also a radiator.

Kitchen Diner



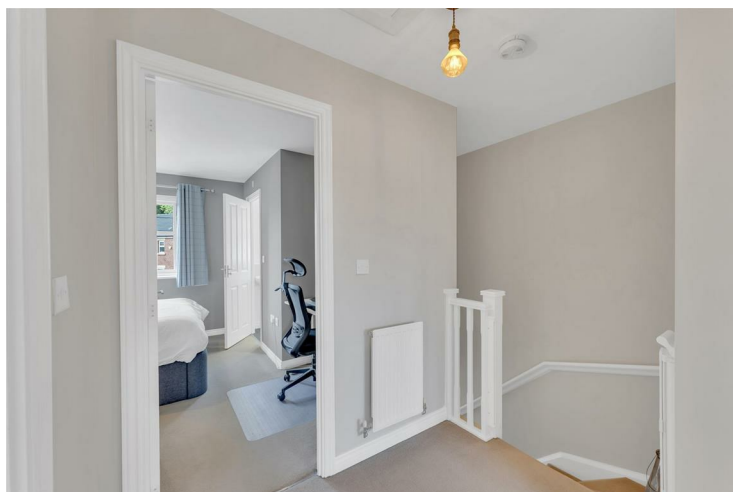
Fitted with a range of wall, drawer and base units with worksurfaces above. Integral Fridge Freezer, Oven, Four Ring Hob and Hood overhead, Dishwasher and Washer Dryer. Access to the Downstairs WC. French doors to the rear.

Downstairs WC



Spacious. With a low level WC, Hand wash basin and a radiator to the wall. Tiled splashback.

Landing



Connecting to all bedrooms and the family bathroom. Loft access. Radiator. Double glazed window.

Master Bedroom



With a double glazed window to the front elevation, a radiator and access to the en-suite.

En-Suite



Low level WC, Hand wash basin, Shower, Double glazed frosted window to the front elevation.

Bedroom Two



With a double glazed window to the rear, and a radiator.

Bedroom Three



With a double glazed window to the rear and a radiator.

Family Bathroom



Panelled bathtub with overhead shower, Low level WC, Hand wash basin.

Externally - Front



Gated side access to the rear aspect of the home.

Externally - Rear



Lawned garden with planting beds and a paved patio area. Gated side access to the front. Seating area.

Extra Information

Tenure: Leasehold (FREEHOLD UPON COMPLETION)

Length of lease: TBC

Annual Ground Rent: N/A

Service Charge: £120 per year approx

Service Charge Review Period: TBC

Council Tax Band: C

Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.



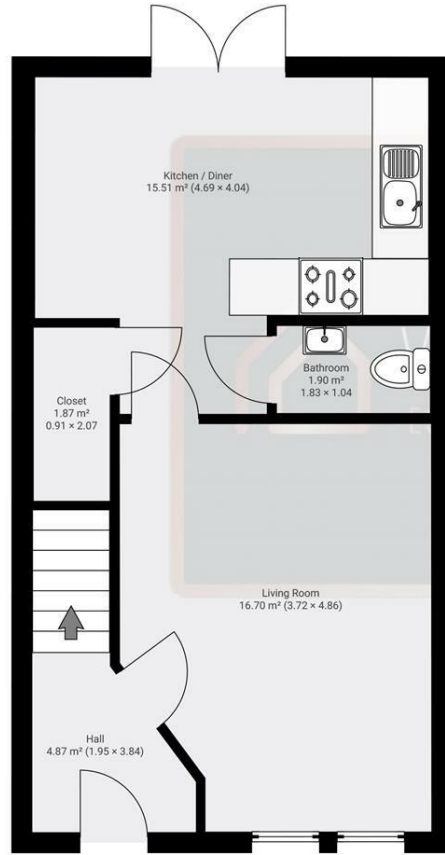
**16 Saner Drive,
Winnington**

DETAILS
Total area: 78.55 m²
Living area: 78.55 m²
Floors: 2
Rooms: 11

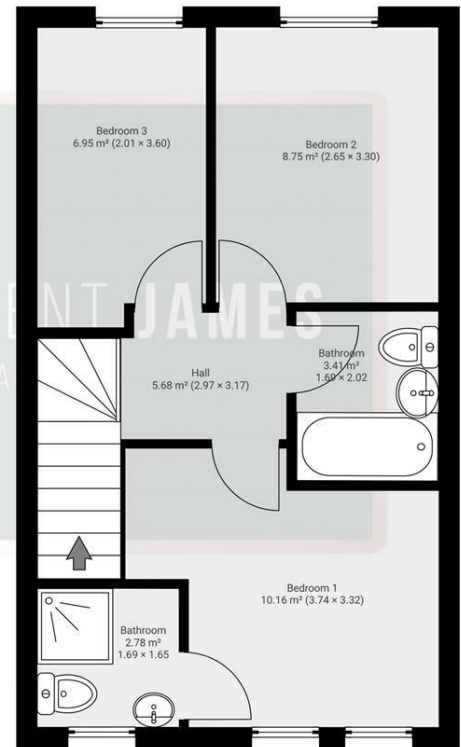
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0.0 0.5 1.0 1.5 2.0m
1:59

▼ **Ground Floor** TOTAL AREA: 40.84 m² · LIVING AREA: 40.84 m² · ROOMS: 5



▼ **1st Floor** TOTAL AREA: 37.71 m² · LIVING AREA: 37.71 m² · ROOMS: 6



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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