



5 SANER DRIVE,
NORTHWICH, CW8 4ZF

£255,000



Vincent James Estate Agents are pleased to present this charming three-bedroom end-mews house located on the sought-after Winnington Village Development in Northwich. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals alike.

Upon entering the home, you are welcomed by a spacious entrance hallway that sets the tone for the rest of the property. The ground floor features a well-designed kitchen, perfect for culinary enthusiasts, and a generous lounge diner that provides an inviting space for relaxation and entertaining. The layout is both practical and stylish, ensuring that every corner of the home is utilised effectively.

As you ascend to the first floor, you will find three well-appointed bedrooms, each offering ample space and natural light, making them perfect for restful nights. The bathroom is conveniently located nearby, providing a functional and comfortable space for daily routines.

Externally, the property boasts off-road parking for two vehicles, a valuable feature in today's market. The rear garden offers a private outdoor space, ideal for enjoying sunny days or hosting gatherings with family and friends.

We invite you to call us now to arrange a viewing and discover all that this lovely property has to offer.

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Entrance Hallway



Accessed via double glazed entrance door. Laminate flooring. Stairs to first floor. Inset spotlights. Radiator. Doors to WC, Kitchen & Lounge / Dining Room.

WC



Low level WC and wash hand basin. Inset spotlights. Laminate Flooring. Double glazed window to the side elevation.

Kitchen



Fitted with a range of wall, drawer and base units with worksurfaces above. Integral appliances. Double glazed window.

Lounge Diner



French Doors to rear. Laminate flooring.

Landing



Doors to bedrooms and bathroom.

Master Bedroom



Double glazed window to the rear elevation.

Bedroom Two



Double glazed window.

Bedroom Three



Used as a walk in wardrobe. Double glazed window.

Bathroom



Low level WC, wash hand basin and panelled bath with shower above. Double glazed window to the front elevation.

Externally (Front)



Allocated parking for two cars.

Externally (Rear)



Enclosed garden with paved patio leading to lawned garden. Access gate.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £120 per year approx

Service Charge Review Period: N/A

Council Tax Band: B

AML & Financial Qualification

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. All offers will be verified by our in house financial advisors.



5 Saner Drive

DETAILS

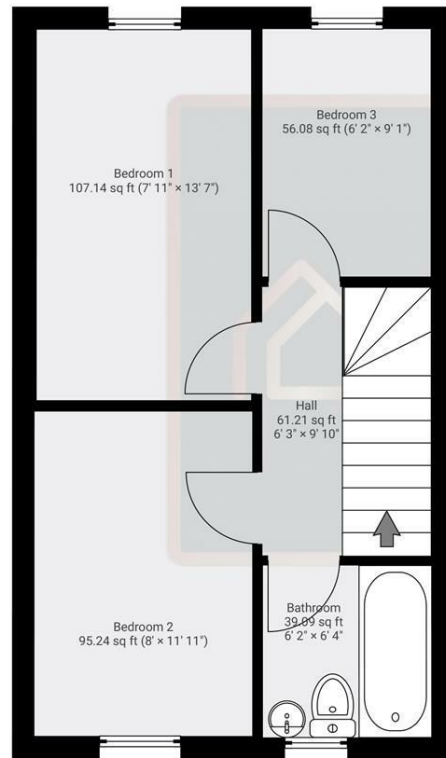
Total area: 728.75 sq ft
Living area: 728.75 sq ft
Floors: 2
Rooms: 10

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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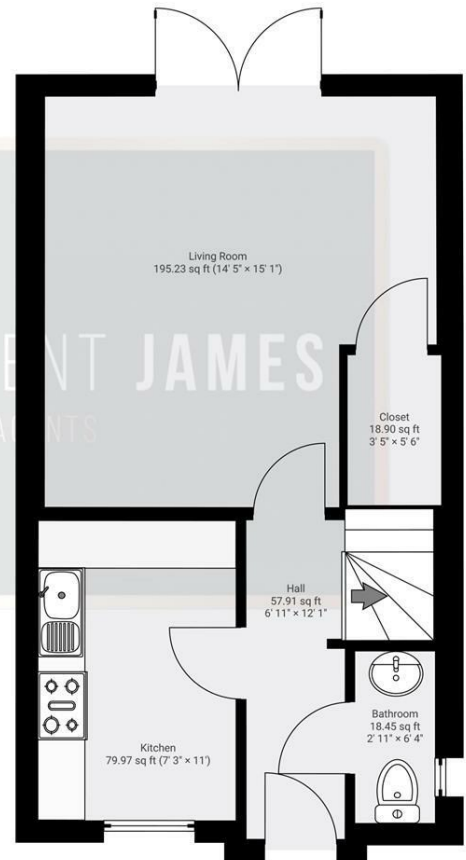
▼ Ground Floor

TOTAL AREA: 358.55 sq ft • LIVING AREA: 358.55 sq ft • ROOMS: 5



▼ 1st Floor

TOTAL AREA: 370.20 sq ft • LIVING AREA: 370.20 sq ft • ROOMS: 5



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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