



ESTATE AGENTS

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Saner Drive, Northwich CW8 4ZF

Offers in excess of £280,000



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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

11'0" x 6'4" m (3.07 x 1.94 m)

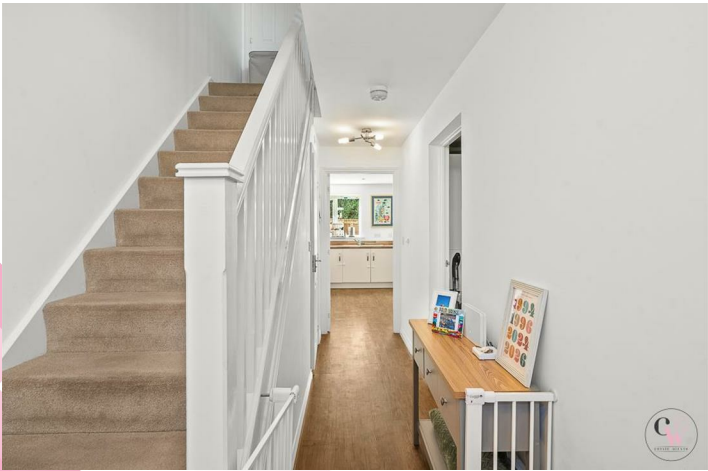
Externally & Garage

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

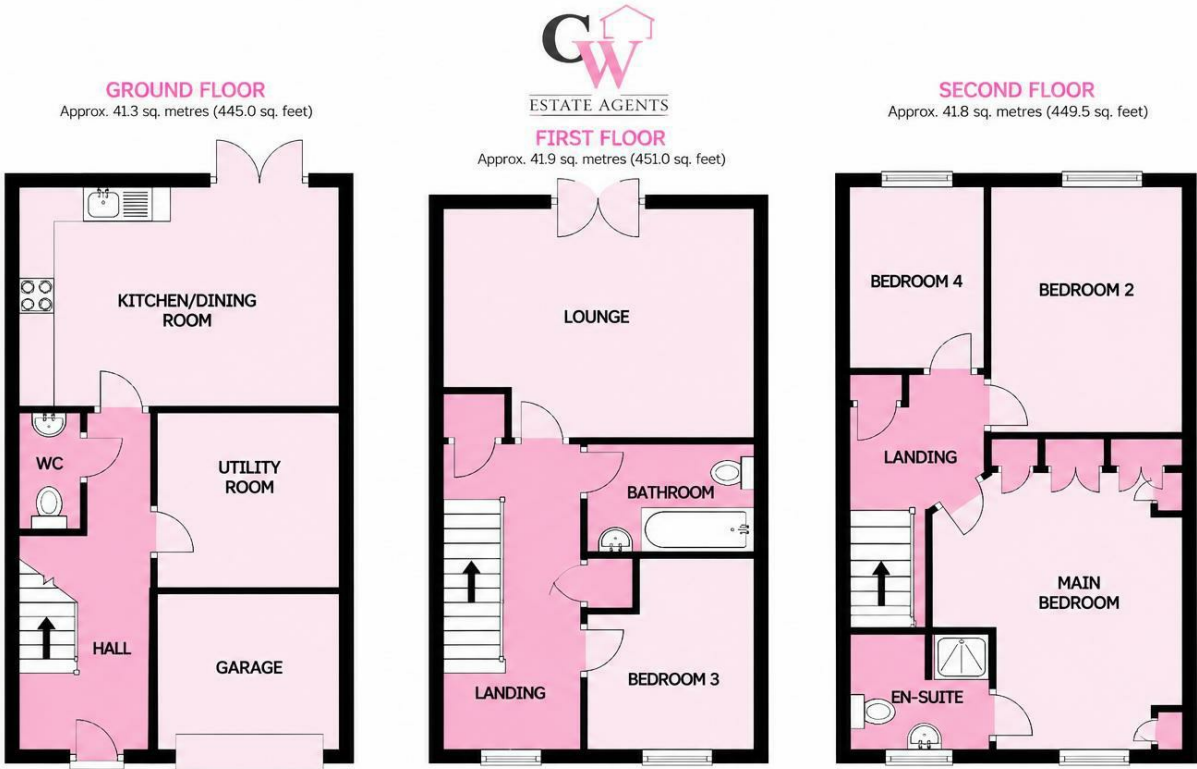
To the front of the property there is a driveway for two cars and garage with up and over door. To the rear of the home it has all been landscaped so very easy maintenance with paved patio area, artificial lawn and pergola in the top corner.

Service Charge

ESTATE FEES PAID MONTHLY (£9.59 pm)



Floor Plan



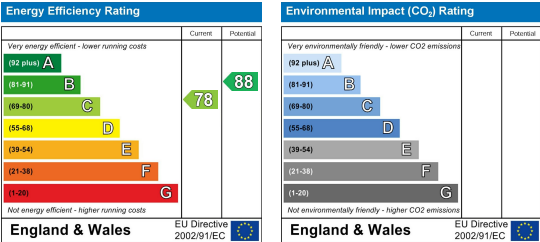
Total area: approx. 125.0 sq. metres (1345.5 sq. feet)

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



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