



Wright Marshall  
Estate Agents

3 SANER DRIVE, WINNINGTON VILLAGE,  
NORTHWICH CW8 4ZF

£195,000



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Sometimes the best therapy is a long DRIVE with the music on! Well get your keys, sun roof down and navigate your way to Saner DRIVE, because the DRIVE will be worth it! With accommodation including: hallway, WC, kitchen and lounge to the ground floor and three bedrooms and bathroom to the first floor. Externally there is off road parking and an enclosed rear garden. NO CHAIN!

THREE BEDROOM, TERRACED property located in a desirable residential development in Winnington Village. With accommodation including: hallway, WC, kitchen and lounge to the ground floor and three bedrooms and bathroom to the first floor. Externally there is off road parking and an enclosed rear garden. NO CHAIN!

### Entrance Hallway

Accessed via double glazed entrance door. Doors to Kitchen, Lounge & WC. Stairs to first floor.

### WC

Low level WC and wash hand basin. Double glazed window to the front elevation. Radiator.

### Kitchen

11'0 x 7'3 (3.35m x 2.21m)

Fitted with a range of wall, drawer and base units with work surfaces above. Integrated fridge freezer, dishwasher and washing machine. Inset electric oven with four ring gas hob and extractor fan above. Cupboard housing boiler. Double glazed window to the front elevation. Radiator.



### Lounge

14'5 x 14'4 (4.39m x 4.37m)

Double glazed french doors to the rear elevation. Radiator. Under stairs storage cupboard.



### Landing

Doors to all bedrooms and bathroom. Loft access.

### Master Bedroom

13'6 x 8'8 (4.11m x 2.64m)

Double glazed window to the rear elevation. Radiator.



### Bedroom Two

12'5 x 8'1 (3.78m x 2.46m)

Double glazed window to the front elevation. Radiator.



### Bedroom Three

8'8 x 6'2 (2.64m x 1.88m)

Double glazed window to the rear elevation. Radiator.



### Bathroom

6'3 x 6'2 (1.91m x 1.88m)

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



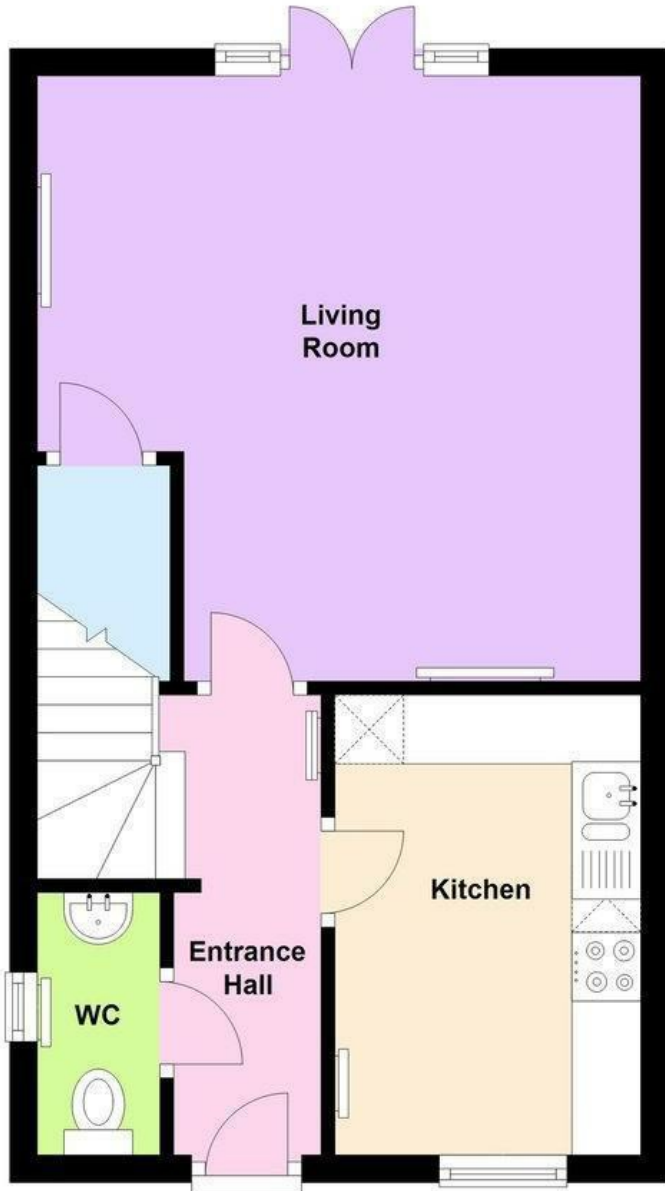
### Externally

To the front elevation there is off road parking for two cars. To the rear elevation there is an enclosed garden with paved patio leading to lawned area and rear access gate.



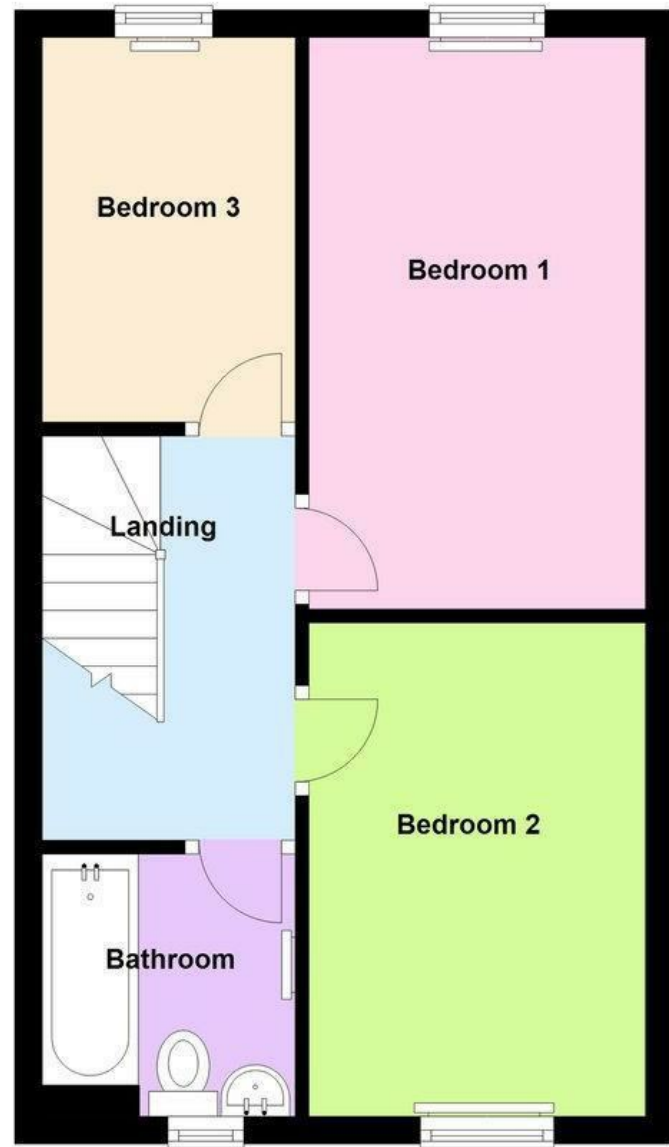
## Ground Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



Total area: approx. 68.8 sq. metres (740.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		81	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements