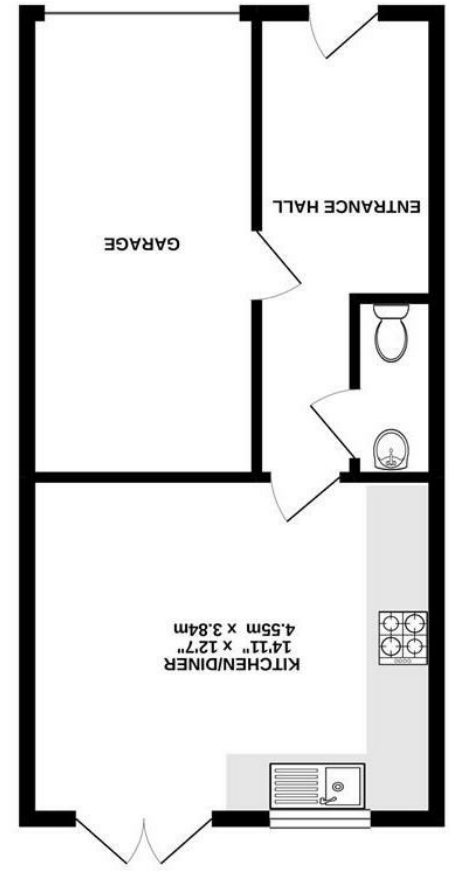
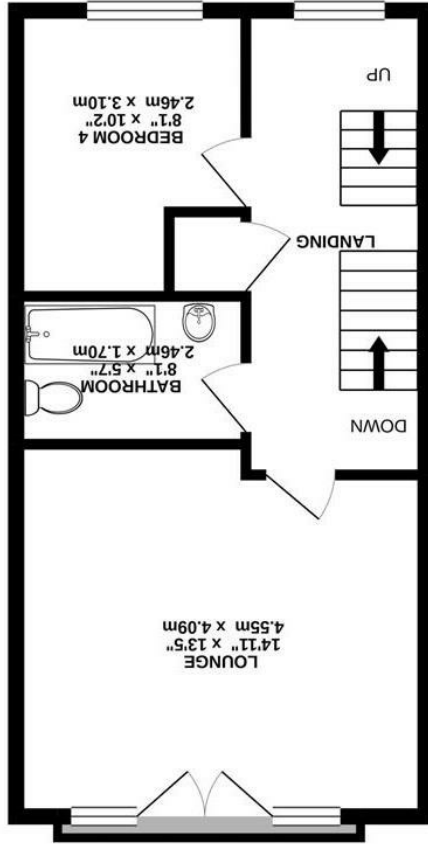


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
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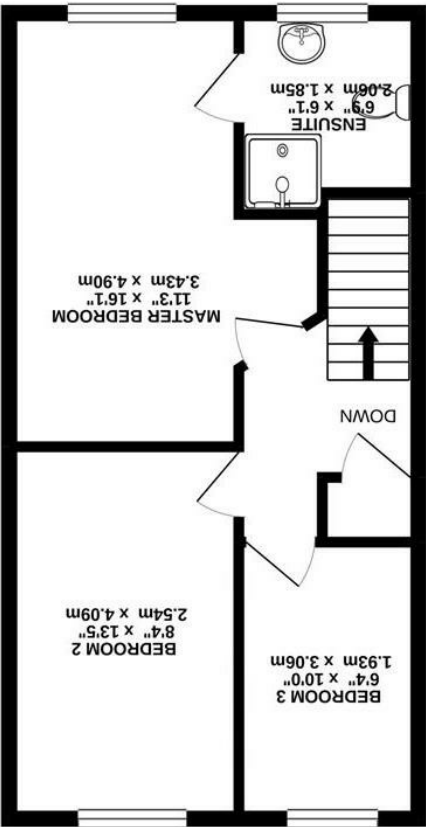
TOTAL FLOOR AREA : 1300 sq.ft. (120.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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GROUND FLOOR  
 433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
 433 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR  
 433 sq.ft. (40.3 sq.m.) approx.



**£265,000**



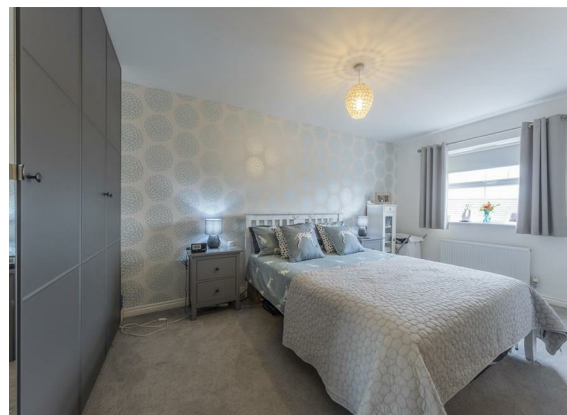
**9 SANER DRIVE**  
**NORTHWICH**  
**CW8 4ZF**

4 2 1 B  
**COUNCIL TAX BAND: D**

T. 01606 41318

www.wrightmarshall.co.uk





A spacious four bedroom mid Townhouse, forming part of a much sort after residential development, situated just under 1.5 miles to the west of Northwich town centre.

The property is beautifully presented throughout, and offers excellent accommodation laid over three floors in all, including an integral garage and a generous dining kitchen on the ground floor level.

The sitting room is situated on the first floor enjoying the lovely aspect beyond the sunny rear garden via a Juliet balcony, and there are four bedrooms and two bathrooms located on the upper two floors, including an ensuite to the generous Master Bedroom

There is off-road parking for two vehicles located to the front of the house, and a charming garden at the rear.  
FREEHOLD

### LOCATION

The property forms part of the well established and favoured Winnington Grange development. Within one mile is Northwich town centre which offers comprehensive shopping facilities including many national chain stores and a Waitrose supermarket against a picturesque marina. There are also several bars, restaurants, lifestyle centre with swimming pool and multiplex cinema.

### THE ACCOMMODATION:

The accommodation in brief comprises :

#### Integrated Garage

Up and over door to the front elevation, Power & Light.

#### Entrance Hallway

Accessed via double glazed front entrance entrance door. Stairs to the first floor. Radiator, tiled floor. Doors to Garage, Kitchen & WC.

#### Downstairs WC

Fitted with a two piece suite including low level WC and wash hand basin with tiled splashback , wood effect flooring. Radiator.

#### Kitchen / Diner

A generous kitchen fitted with an attractive range of matching handleless wall and base level cabinets surmounted with contrasting stone effect worktops, Incorporating a stainless steel single drainer sink unit and a four ring gas burning hob. Integrated appliances include a double electric oven, built-in fridge freezer and a dishwasher. There is a double glazed window and separate double glazed French doors leading out to the rear garden and space for a large six seat dining table.

#### First Floor Landing

Double glazed window to the side elevation. Storage cupboard. Radiator. Airing cupboard. Stairs to second floor landing. Doors to Lounge, Bathroom & Bedroom Four.

#### Lounge

A generous formal reception room with a Juliet balcony with double glazed doors overlooking the rear garden. Radiator.

#### Bedroom Four

Double glazed window to the front . Radiator.

#### Family Bathroom

Fitted with matching white suite comprising a panelled bath with a glass shower screen and thermostatic mixer shower over, pedestal wash and basin and low-level WC. Wood effect flooring and attractive part tiled walls. Extractor fan

#### Second Floor Landing

Loft access and useful built-in storage cupboard.

#### Master Bedroom

A spacious double bedroom with double glazed window to the front aspect. Radiator.

#### Ensuite

Fully tiled shower enclosure with thermostatic mixer shower, pedestal wash hand basin with tile splashback and low-level WC. Wood effect flooring and opaque double glazed window to front.

#### Bedroom Two

Double glazed window to the rear. Radiator.

#### Bedroom Three

Double glazed window to the rear. Radiator.

#### Externally

To the front there are two allocated parking spaces. To the rear there is an enclosed garden complete with a lawned garden surrounded by panelled fencing laid mostly to lawn with a stone flag path and patio situated at the rear of the house.

#### Tenure

We believe the tenure of this property to be Freehold

#### Viewings

Strictly by appointment with the agents Northwich office  
Telephone ; 01606 41318  
Email ; northwich@wrightmarshall.co.uk