



**5, Sandbach Drive**  
Northwich CW9 8TP

**£945**

**[www.westates.co.uk](http://www.westates.co.uk)**  
**01606 331784**



- End-Terrace Town House
- Popular Location
- Good Size Living Room
- Kitchen Dining Room
- Three Bedrooms
- Modern Bathroom
- Front & Rear Gardens
- Allocated Parking

### Description

A well-proportioned end-terrace house, occupying a convenient and popular location. The property is presented to a high standard and features gas central heating and PVCu double glazing. The accommodation comprises: Entrance hall, cloakroom, lounge and kitchen dining room on the ground floor along with a landing, three bedrooms and bathroom on the first floor. Externally there is an open plan front garden, an enclosed rear garden and there is an allocated parking space to the front of the house. Immediately available, restrictions apply.



**Location**  
**Tenure**

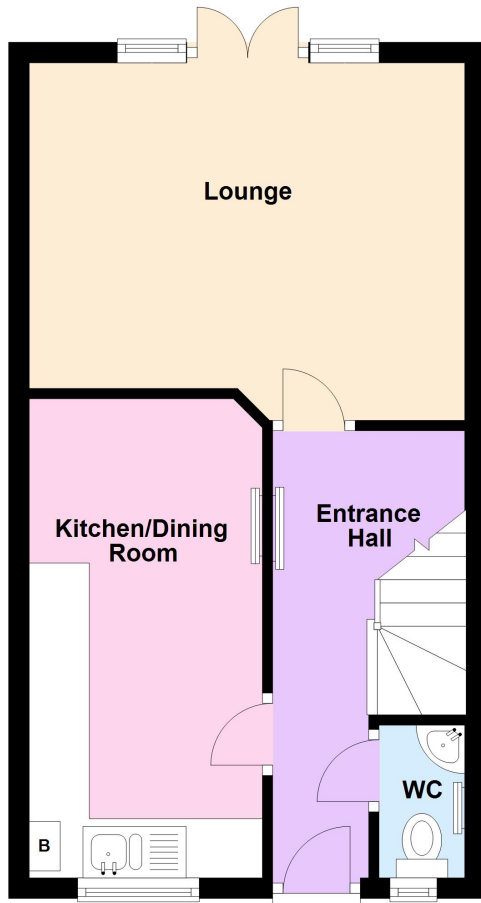
**EPC Rating:**

**Important Notes**  
Type Here



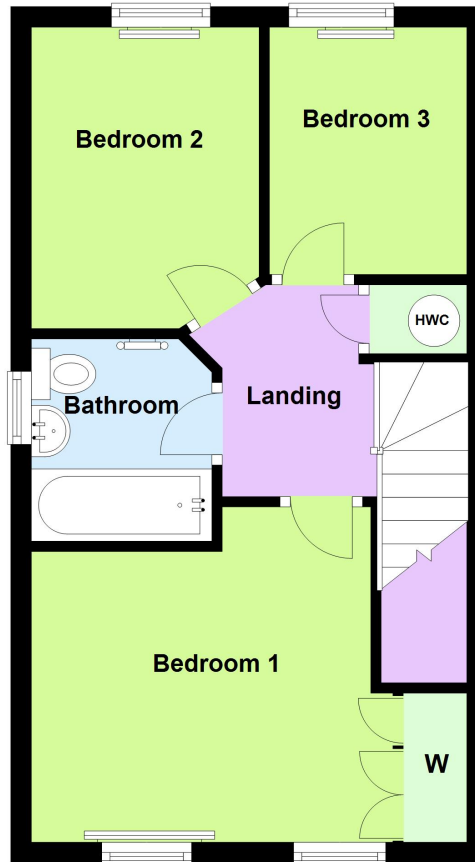
### Ground Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



### First Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



Total area: approx. 66.8 sq. metres (718.7 sq. feet)



**Boomin**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.