



15, Saner Drive



- Modern Semi-Detached Home
- Fitted Kitchen
- Good Size Living Room
- Three Bedrooms
- Modern Bathroom
- Private Garden
- Two Parking Spaces
- No Onward Chain

## **Description**

This is a modern semi-detached house, located on the Winnington Urban Village. The property is offered in good decorative order and features gas central heating and PVCu double glazing, the accommodation comprises: Entrance hall, cloakroom/WC, fitted kitchen, large living room, first floor landing, three bedrooms and bathroom. Outside there is a private rear garden and there are two parking spaces to the front. An internal viewing appointment is advised. Please note that the house is currently let on an Assured Shorthold Tenancy, the current fixed term expires in August 2025, after which vacant possession can be granted. Alternatively the property would make an ideal purchase as an investment with the existing tenants in situ.







Location Tenure

LEASEHOLD

**EPC Rating:** 



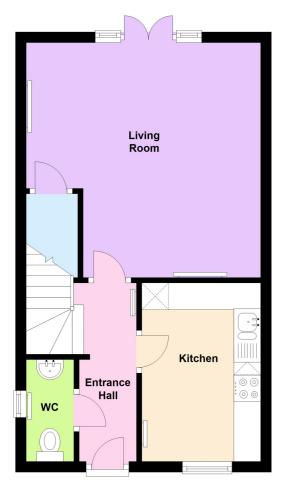






## **Ground Floor**

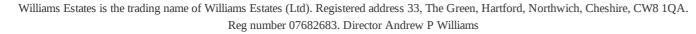
Approx. 34.4 sq. metres (370.4 sq. feet)



**First Floor** Approx. 34.4 sq. metres (370.3 sq. feet)



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















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 firms employment has the authority to make or give any representation or warranty in respect of the property.