



**Mark Antony**  
SALES & LETTING AGENTS

**TO LET**



**Glaziers Lane, Culcheth**  
Warrington, Cheshire WA3 4AH

**£1,650 PCM**  
Unfurnished



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## Property Features

- Three Bedroom Barn Conversion
- Open Plan Kitchen/Diner
- Rural Setting
- EPC Rating C

## DESCRIPTION

Located on a working farm, Swallow Barn is a 3-bedroom Barn Conversion. This unique property comprises of a modern, fully fitted kitchen and dining room with French doors overlooking the large garden. Following through the kitchen is a spacious lounge area, ideal for the whole family to relax in. The double bedrooms upstairs are charming with the traditional beams showing character throughout. The master bedroom with high ceiling also caters from having an ensuite with standing shower. This property is a rare and fantastic rental opportunity with the countryside setting however, still close to all local amenities and motorway links.

### Note to Prospective Tenants:

- Property is located on a working farm
- Appliances Included: Oven, Hob and Extractor Fan, Integrated Fridge/Freezer, Dishwasher
- Security Alarm at the property (Supplied as Non Repairable/Non Replaceable)
- Parking for 2/3 cars

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		87
(81-81)	B	78	
(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	

Rental available from: 4th April 2024

### Notes:

- 1) Mark Antony Estates has produced this brochure in good faith, the details are set out as a general guide only and do not constitute any part of any contract. Any appliances, services or socket outlets or cables including; Electrical, Telephone, TV and Satellite have not been tested and are not guaranteed.
- 2) Any interested party should satisfy themselves about any matter of importance to them and not be solely reliant on the contents of this brochure before making a decision to make an offer.