



**Mark Antony**  
SALES & LETTING AGENTS

# TO LET



**Mort Avenue,  
Warrington, WA4 1SF**

**£1,050 PCM  
Unfurnished**



82 London Road  
Stockton Heath  
Warrington  
Cheshire  
WA4 6LE

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## Property Features

- Three bedroom Semi-detached house
- Modern Fitted Kitchen
- Downstairs Toilet
- Driveway parking
- Council Tax - A

## DESCRIPTION

Welcome to Mort Avenue - A charming location for this delightful three-bedroom semi-detached house. As you step inside, you are greeted by a spacious lounge boasting a feature fireplace, perfect for cosy evenings with loved ones. The modern fitted kitchen with a breakfast bar area is ideal for whipping up delicious meals and enjoying casual dining.

Upstairs, you'll find a spacious master bedroom, offering a peaceful retreat at the end of the day. With two additional bedrooms, there's plenty of space for a growing family or guests. The property also features a well-appointed bathroom for your convenience.

Parking is made easy with space for one vehicle, ensuring you never have to worry about finding a spot after a long day. This property is perfect for those seeking a comfortable and inviting home in a desirable location.

Don't miss out on the opportunity to make this charming semi-detached house your own!

Notes to Potential Tenants:  
Appliances include: Oven, Hob and Extractor Fan, under the counter fridge on a non repairable, non replaceable basis.  
Off Road Parking for one car

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Rental available from: 1st May 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.