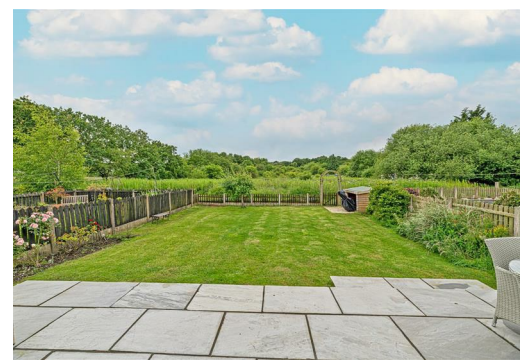




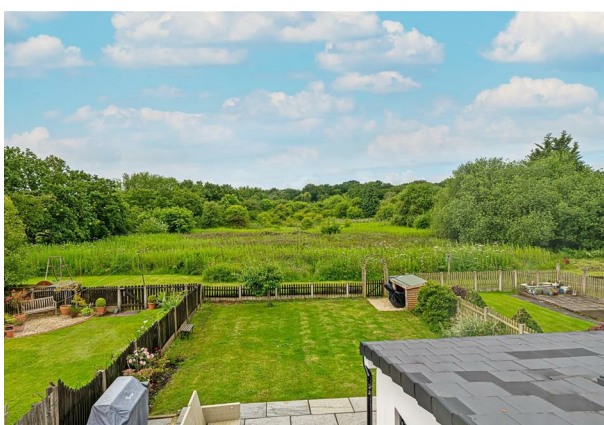
Mark Antony
SALES & LETTING AGENTS

TO LET



Northwich Road, Dutton
Warrington, WA4 4JY

£1,700 Per Month
Furnished



Santa Rosa Boulevard
 Chapelford
 Great Sankey
 Warrington
 Cheshire
 WA5 3AG

www.MarkAntonyEstates.com
Lettings@MarkAntonyEstates.com
 01925 267070

Property Features

- Semi-Detached Three Bed- Semi-Rural
- Open Plan Layout with Bi-Fold Doors
- Stunning views of the surrounding area
- Driveway Parking
- Home Office Space
- EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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	

DESCRIPTION

Welcome to this stunning semi-detached house located on Northwich Road in the charming semi-rural village of Dutton, Warrington. This property boasts two reception areas, perfect for entertaining guests or relaxing with the family. With three bedrooms and two bathrooms, there is ample space for everyone in the household.

One of the highlights of this property is the breath-taking views at the back, providing a picturesque backdrop to your daily life. The modern interior is sure to impress, offering a sleek and stylish living space. The open-plan layout with bi-fold doors leading into the garden creates a seamless transition between indoor and outdoor living, perfect for enjoying the summer months.

Convenience is key with parking available for up to five vehicles, ensuring you and your guests always have a place to park. Additionally, this property comes fully furnished, saving you the hassle of furnishing it yourself.

Don't miss out on the opportunity to make this beautiful house your home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

Notes to prospective tenants:

Appliances included: Fridge/Freezer, Hob, Oven and Extractor Fan, Dishwasher.

The Washing Machine on a non repairable/non replaceable.

Furnished Property - For further details please contact the office.

Parking available on the drive for up to five cars.

Loft space excluded from the rental.

New flooring in the kitchen to be completed.

Ensuite in the master bedroom to be completed.

Rental available from: 12th August 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.