



Mark Antony
SALES & LETTING AGENTS

TO LET



Derwent Road, Stockton Heath
Warrington, WA4 6AY

£1,400 PCM
Part furnished



Santa Rosa Boulevard
 Chapelford
 Great Sankey
 Warrington
 Cheshire
 WA5 3AG

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Property Features

- Three Bed Semi Detached
- Open plan lounge/kitchen area
- Two Double Bedrooms
- Family Bathroom
- Driveway Parking

DESCRIPTION

Welcome to this charming three-bedroom semi-detached house located on Derwent Road.

The property boasts a spacious lounge area, perfect for relaxing or entertaining guests, along with a separate study providing a quiet space to work or unwind.

This lovely home features two generously sized double bedrooms, ideal for creating your own personal retreats, along with a third single bedroom that could be utilised as a child's room, guest room, or even a home office.

Outside, the property offers a landscaped back garden, providing a tranquil outdoor space where you can enjoy the fresh air and perhaps indulge in some gardening or outdoor dining.

Conveniently, this property also offers parking for two vehicles, ensuring that you and your guests always have a place to park without any hassle.

Don't miss out on the opportunity to make this delightful house your new home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your loved ones.

Note to Prospective Tenants
 Appliances included - Large Double oven and hob, extractor fan, washing machine, dishwasher, large double fridge/freezer (all non repairable/non replaceable).

Corner sofa and two seat sofa, wardrobe, garden furniture.

Driveway parking for two cars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(68-80)	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	

Rental available from: 22nd July 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.