



Mark Antony
SALES & LETTING AGENTS

TO LET



Victoria Road, Great Sankey
Warrington, Cheshire WA5 2ST

£1,250 PCM
Unfurnished



Santa Rosa Boulevard
 Chapelford
 Great Sankey
 Warrington
 Cheshire
 WA5 3AG

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Property Features

- Three bed semi-detached
- Spacious kitchen
- Driveway parking
- Council Tax Band B

DESCRIPTION

Beautiful three bedroom semi-detached house located in Great Sankey. This fabulous family home offers an open plan lounge/dining room with another separate living room and a modern downstairs toilet. Spacious kitchen includes fridge/freezer, washing machine, dishwasher and dryer. The upper floor consists of three bedrooms, two of which are double rooms, and a three suite family bathroom. Driveway parking with space for two vehicles. Fantastic location being a short distance from plenty of sought after high schools and primary schools and close to the town centre and train station. Short walk from amenities and Sankey Valley Park.

Note to prospective tenants

Fridge/freezer, washing machine, dishwasher and dryer supplied non-repairable, non-replaceable basis
 Parking on driveway for two cars.
 Oven, Hob, Extractor Fan.
 Pets will be considered

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (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 | |

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.