



Mark Antony
SALES & LETTING AGENTS

TO LET



Knutsford Road, Grappenhall
Warrington, Cheshire WA4 3LB

£1,500 PCM
Unfurnished



Property Features

- Charming Cottage
- Three Bedrooms
- Spacious Lounge
- Driveway and Garage parking
- Council - E

DESCRIPTION

Welcoming this unique three bedroom cottage located in the desirable area of Grappenhall. Presented with a spacious lounge area, perfect for spending time with the family. Following onto a large kitchen providing a space to try out some new recipes. Boasting three good sized bedrooms, along with a modernized bathroom with ample space. This charming cottage would be the perfect property for a growing family. There is no need to worry about finding a parking space as you are provided with off-road parking for a number of vehicles along with a garage.

Appliances included;

Oven, Hob, Extractor Fan

Fridge non repairable/non replaceable.

Off road and garage parking.

Landlord will be using driveway to get to his workshop sometimes, gate located at the back - no access for tenants through this gate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(68-80) C			
(55-66) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Rental available from: 15th July 2024

Santa Rosa Boulevard
Chapelford
Great Sankey
Warrington
Cheshire
WA5 3AG

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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.