



Mark Antony
SALES & LETTING AGENTS

TO LET



Grappenhall Road, Stockton Heath
Warrington, WA4 2AR

£2,000 Per Month
Part furnished



Santa Rosa Boulevard
 Chapelford
 Great Sankey
 Warrington
 Cheshire
 WA5 3AG

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

Property Features

- Three Bedroom Semi Detached Home
- Modern Kitchen with Integrated Appliances
- Two Large Reception Rooms
- Spacious Private Garden
- EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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 charming semi-detached house located on Grappenhall Road in the sought-after area of Stockton Heath. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office. The modern bathroom ensures convenience and comfort for all residents. One of the highlights of this property is the spacious private garden, ideal for enjoying outdoor activities or hosting summer barbecues. The parking space for up to three vehicles is a rare find and provides great convenience for homeowners with multiple cars or guests. The heart of this home is the modern kitchen, complete with integrated appliances, making cooking a delightful experience. The separate living and dining rooms offer versatility in how you choose to utilise the space, whether it be for formal dinners or casual movie nights. Additionally, the property features a bright and airy conservatory, perfect for enjoying a cup of tea while basking in the natural light. Don't miss the opportunity to make this lovely house your home, where comfort, style, and convenience come together seamlessly.

Note to Prospective Tenants:

- Gardener included in the rental price
- No high heels to be worn on the hard floors.
- Boiler service to be done annually and tenants to provide access for this to take place.
- Loft Space Excluded from the tenancy.
- Integrated Appliances in the kitchen: Oven and Hob, Fridge / Freezer, Wine cooler, Washing Machine and Dishwasher.
- Partly Furnished: Wardrobes in the master bedroom and second bedroom. King Sized Bed frame and mattress in the second bedroom (Negotiable).

Rental available from: 15th 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.