



Mark Antony
SALES & LETTING AGENTS

TO LET



Georges Crescent, Grappenhall
Warrington, WA4 2PP

£1,300 PCM
Unfurnished



Santa Rosa Boulevard
 Chapelford
 Great Sankey
 Warrington
 Cheshire
 WA5 3AG

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

Property Features

- Desirable Location
- Three Good Sized Bedrooms
- Large Conservatory
- Double Garage
- EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(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

This three-bedroom semi-detached home is located in the popular area of Grappenhall.

The property boasts from a large living space including a reception room, modern kitchen leading to a spacious conservatory. The space is perfect for entertaining guests or simply relaxing with your loved ones.

Upstairs offers three good sized bedrooms ideal for a growing family or those in need of a home office. The bathroom is full tiled with a shower cubicle.

One of the standout features of this property is the double garage, providing not only secure parking but also ample storage space for all your belongings.

Don't miss out on the opportunity to make this house your home sweet home.

Note to prospective tenants:

Oven, Hob and Extractor Fan.

Dishwasher (Non Repairable/ Non Replaceable)

Freestanding Fridge/Freezer and Washing Machine (Negotiable)

Driveway Available.

Loft Space excluded from the rental.

Minimum term 12 months

Rental available from: 29th 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.