



**Mark Antony**  
SALES & LETTING AGENTS

**TO LET**



**Grindleford Place,**  
Warrington, Cheshire WA1 2GT

**£1,200 Per Month**  
Unfurnished



Santa Rosa Boulevard  
 Chapelford  
 Great Sankey  
 Warrington  
 Cheshire  
 WA5 3AG

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## Property Features

- Three Bedroom Semi Detached
- Driveway Parking and Garage
- Perfect Location for Families
- Council Tax Band B

## DESCRIPTION

A lovely semi detached family home located in a highly sought after area. Spacious lounge and modern kitchen/diner with patio doors leading to enclosed rear garden. Master bedroom with en suite. Second double bedroom and third single bedroom. Family bathroom. Great location for Town Centre and travel links and within the catchment area for multiple good schools. This wonderful property also benefits from a downstairs w/c and a garage with a long driveway big enough for three cars.

Note to prospective tenants

Appliances included - oven, hob, extractor fan

Garage and off road parking for three cars

Pets will be considered

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(68-80)	C	78	
(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: 20th September 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.