



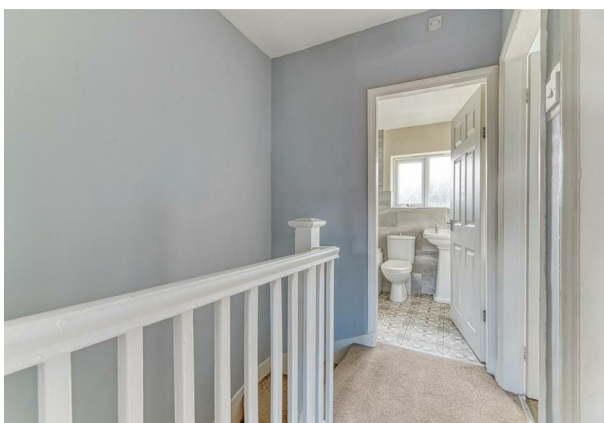
Mark Antony
SALES & LETTING AGENTS

TO LET



**Thelwall Lane,
Warrington, WA4 1NF**

**£925 Per Month
Unfurnished**



Santa Rosa Boulevard
 Chapelford
 Great Sankey
 Warrington
 Cheshire
 WA5 3AG

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Property Features

- Mid Terrace Home
- Three Bedrooms
- Well Maintained Garden
- Council Tax: A
- EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(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

Welcome to Thelwall Lane, Warrington - A charming location that could be the perfect setting for your new home! This mid-terrace house boasts a cosy reception room, ideal for relaxing or entertaining guests. With three bedrooms, this property offers plenty of space for a growing family or young professionals looking for a comfortable living space.

The well-maintained garden is a lovely feature, providing a tranquil outdoor area to enjoy some fresh air or host summer gatherings. Additionally, the garage at the rear of the property offers convenience.

Inside, the house features a modern bathroom, adding a touch of luxury to your daily routine. Whether you're unwinding in the tub after a long day or getting ready for work in the morning, this updated bathroom is sure to impress.

Don't miss out on the opportunity to make this house your home. With its great location, ample living space, and charming features, this property has the potential to be the perfect place for you to create new memories and enjoy the comforts of modern living.

Note to Prospective Tenants:

Appliances Included: Oven, Hob and Extractor Fan. Fridge and Freezer (Non Repairable, Non Replaceable)

Furniture Included: Wardrobe, Dining Room Table and 2 chairs.

On Street Parking.

Minimum 12 month tenancy.

Rental available from: 13th 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.