



**Mark Antony**  
SALES & LETTING AGENTS

**TO LET**



**Portland Road, Great Sankey**  
Warrington, WA5 8DR

**£1,300 Per Month**  
Unfurnished



Santa Rosa Boulevard  
 Chapelford  
 Great Sankey  
 Warrington  
 Cheshire  
 WA5 3AG

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## Property Features

- Three Bedroom Property
- Open Plan Kitchen and Diner
- Double Bedrooms
- Two Parking Spaces Available
- EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		79	
(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

Nestled in the charming Portland Road of Great Sankey, Warrington, this delightful end-terrace house is a gem waiting to be discovered. Boasting a modern design, this new build property offers a perfect blend of style and comfort.

As you step inside, you are greeted by a spacious reception room that is perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and two bathrooms, there is ample space for the whole family to unwind and recharge.

The heart of this home is the open plan kitchen diner, where culinary delights and cherished memories are sure to be made. The property, built in 2007, exudes a contemporary charm that is complemented by a well-maintained garden, offering a tranquil retreat right at your doorstep.

Convenience is key with parking available for two vehicles, ensuring that you never have to worry about finding a spot after a long day.

Don't miss the opportunity to make this 3-bedroom property your own and experience the joys of living in a great location with all the comforts of modern living.

Notes to Prospective Tenants:

- 2 Parking Spaces at the rear of the property.
- Loft Space Excluded.

**Rental available from: 23rd August 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.