



Mark Antony
SALES & LETTING AGENTS

TO LET

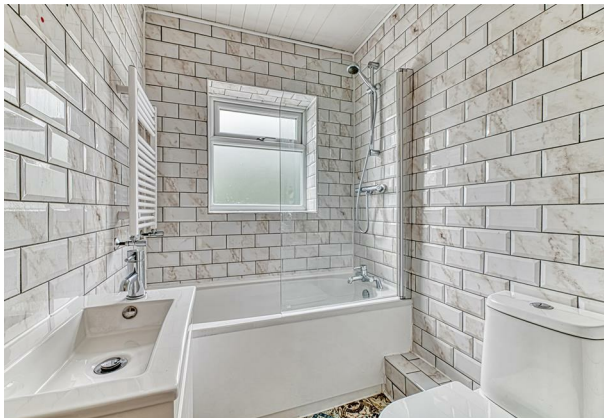


**Marbury Street,
Warrington, WA4 1BW**

**£875 Per Month
Unfurnished**

www.MarkAntonyEstates.com

Tel: 01925 267070



Santa Rosa Boulevard
 Chapelford
 Great Sankey
 Warrington
 Cheshire
 WA5 3AG

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Property Features

- Two Bedroom Terrace
- Low Maintenance Garden
- Modern Kitchen and Bathroom
- Council Tax Band A

DESCRIPTION

Fantastic two bedroom property available on Marbury Street in Warrington. Being within walking distance of the town centre, two train stations, the bus station and many highly rated primary and high schools in the area, it is in the perfect location for families and professionals alike. This property is beautifully decorated throughout with the ground floor boasting an eye catching feature fireplace in the living room and a stunning kitchen including appliances and a convenient breakfast bar. Upstairs consists of two good sized bedrooms and a modern fitted bathroom. This property also benefits from a great outside space with a decking area and low maintenance paving.

Note to prospective tenants

Fridge freezer and washer/dryer supplied on non repairable, non replaceable basis

Oven, hob and extractor hood included

Small pets will be considered

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.