



**Mark Antony**  
SALES & LETTING AGENTS

**TO LET**



**Roman Road, Stockton Heath**  
Warrington, Cheshire WA4 6DX

**£1,000 PCM**  
Unfurnished



Santa Rosa Boulevard  
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## Property Features

- Virtual Viewing Available!
- Central to Stockton Heath
- Private Parking at the rear
- Open Plan Kitchen/ Diner
- Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	72	
(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 this inviting mid-terrace home, accessible via a charming porch that leads directly into a cozy living room, complete with a feature fireplace that adds warmth and character. The home flows into a spacious, open-plan kitchen and dining area, ideal for both daily living and entertaining.

At the rear, a large yard provides an ideal outdoor retreat, perfect for enjoying sunny days and summer evenings. Additionally, the property benefits from a convenient off-road parking space.

Upstairs, you'll find a generously sized master bedroom, providing a comfortable and relaxing sanctuary, along with a second bedroom featuring built-in storage to maximize space. Completing the upstairs layout is a well-appointed family bathroom.

This home offers a blend of comfort and practicality, making it an ideal choice for those seeking a welcoming and functional living space.

Note to Prospective Tenants:  
Unfurnished Property.

No Pets

One parking space to the rear.

Appliances: Oven, hob and extractor Fan.

Loft space not included in the tenancy.

Available Now

**Rental available from: 10th October 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.