

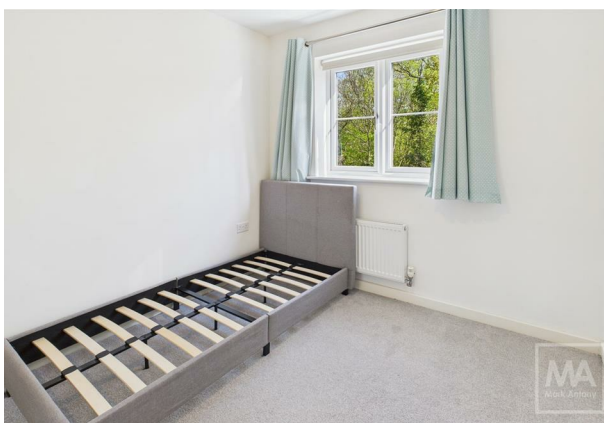
Mark Antony
SALES & LETTING AGENTS

To LET



Carina Park, Westbrook
Warrington, WA5 8AU

£1,400 Per Month
Part furnished



Santa Rosa Boulevard
Chapelford
Great Sankey
Warrington
Cheshire
WA5 3AG

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Property Features

- Virtual Viewing Available!
- Three Bedroom End Terrace
- Modern and Stylist Throughout
- Open Kitchen and Dining Space
- Council Tax Band: D
- No Integrated Dishwasher

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 spacious home, where you're greeted by a welcoming hallway that leads into a bright living room. The natural flow of the property guides you to a modern, fitted kitchen and dining area, perfect for entertaining family and friends. The ground floor also features a convenient WC.

Upstairs, you'll find three generously sized bedrooms, each equipped with wardrobes. The family bathroom on this floor includes both a separate bath and shower. The top floor is dedicated to the main bedroom, complete with an ensuite.

The property boasts a lovely garden with both a patio area and grass, ideal for summer enjoyment. Additionally, there are two allocated parking spaces for your convenience.

Notes for Prospective Tenants:

No Pets

Long Term Tenancy

Appliances Included: Oven, Hob and Extractor Fan

Appliances Included on Non Repairable/ Non

Replaceable: Fridge/Freezer

Furniture Included: Three Wardrobes, 1 Single Bed Frame. (Bed frame can be disposed of if the tenant doesn't want it)

Rental available from: 14th April 2025

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.