



**Mark Antony**  
SALES & LETTING AGENTS

# To LET



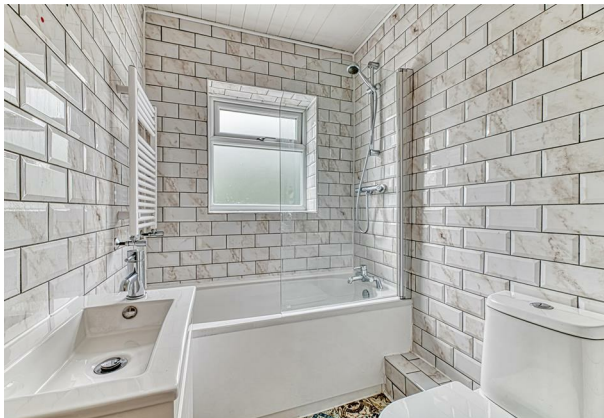
**Marbury Street,**  
Warrington, WA4 1BW

**£900 Per Month**  
Unfurnished

[www.MarkAntonyEstates.com](http://www.MarkAntonyEstates.com)

Tel: 01925 267070





## Property Features

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

## DESCRIPTION

This beautifully presented two-bedroom home is perfectly situated within walking distance of Warrington town centre, offering superb transport links with two train stations and a nearby bus station. The ground floor boasts a stylish living room with an eye-catching feature fireplace, while the modern kitchen comes fully equipped with appliances and a convenient breakfast bar. Upstairs, you'll find two good sized bedrooms and a sleek modern bathroom. Outside, the property boasts a fantastic low-maintenance yard area, including a charming decking area ideal for relaxing or entertaining. With tasteful décor throughout and a prime location, this home offers both comfort and convenience. Whether you're looking for easy access to transport links or a vibrant community, this property ticks all the boxes.

**Note to prospective tenants**  
On street parking  
Fridge, freezer and washer/dryer supplied on non repairable, non replaceable basis  
Small pets may 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: 14th July 2025**

Santa Rosa Boulevard  
Chapelford  
Great Sankey  
Warrington  
Cheshire  
WA5 3AG

[www.MarkAntonyEstates.com](http://www.MarkAntonyEstates.com)  
[Lettings@MarkAntonyEstates.com](mailto:Lettings@MarkAntonyEstates.com)  
01925 267070

### 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.