



Mark Antony
SALES & LETTING AGENTS

To LET



Meredith Avenue, Grappenhall
Warrington, WA4 2PN

£1,300 Per Month
Unfurnished



Santa Rosa Boulevard
Chapelford
Great Sankey
Warrington
Cheshire
WA5 3AG

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Property Features

- Three Bedroom Semi Detached House
- Driveway Parking
- Low Maintenance Garden
- Close to Top Rated Schools
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

DESCRIPTION

Beautifully presented three bedroom semi-detached home located in the sought-after area of Grappenhall. The soft toned interior of the home gives a serene atmosphere, with the ground floor featuring a spacious lounge bathed in natural light while the stylish fitted kitchen features integrated appliances, dining space, and lovely views over the private rear garden.

Upstairs boasts three good sized bedrooms, ideal for families, guests, or a dedicated home office, along with a contemporary bathroom finished with sleek, modern fixtures.

Outside, the low-maintenance rear garden showcases artificial grass and a paved patio ideal for al-fresco dining, plus side storage with space for a shed, and to the front a private driveway accommodates multiple vehicles. This desirable property is conveniently located near top-rated schools, shops, and restaurants, making it a superb choice for families and professionals alike.

Notes for Prospective Tenants

Pets will be considered

Furniture not included

Fridge freezer supplied non-repairable, non-replaceable

Rental available from: 1st August 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.