



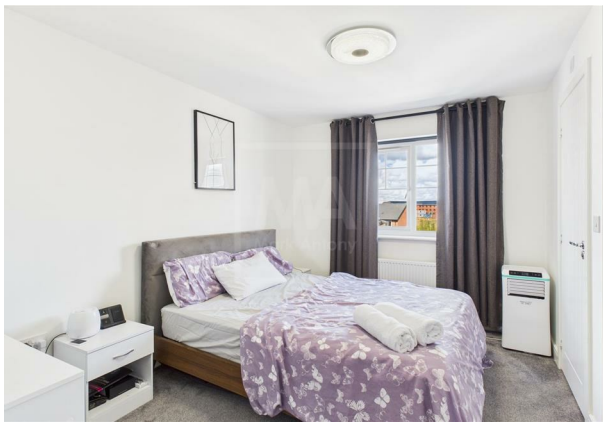
Mark Antony
SALES & LETTING AGENTS

To LET



**Foxtrot Avenue,
Warrington, WA5 3ZD**

£1,650 Per Month
Part furnished



Santa Rosa Boulevard
Chapelford
Great Sankey
Warrington
Cheshire
WA5 3AG

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Property Features

- Four Bedroom Semi Detached
- Modern Finish Throughout
- Off Road Parking
- Large Garden
- Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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

This beautifully presented semi-detached townhouse offers stylish living across three floors. The ground floor welcomes you with a bright hallway, a sleek modern kitchen with integrated appliances, a versatile dining/snug area, and a convenient WC. On the first floor, enjoy a spacious lounge with a Juliette balcony overlooking the expansive rear garden, a contemporary family bathroom, and a generous double bedroom. The top floor features two further good sized bedrooms, a second bathroom, and a serene master suite complete with fitted wardrobes and a luxurious ensuite.

Outside, the property boasts off-road parking for two vehicles and a large rear garden—perfect for entertaining or family play. Ideally located just five minutes from local schools, amenities, and the M62, offering easy access to Manchester and Liverpool.

Note to Prospective Tenants

Integrated Appliances - Fridge freezer, dishwasher, oven, hob and extractor hood

Furnishing included - Wardrobes. light fittings and blinds

Rental available from: 1st December 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.