



Mark Antony
SALES & LETTING AGENTS

To LET



Trefoil Close, Birchwood
Warrington, WA3 7NR

£1,200 Per Calendar Month
Unfurnished



Santa Rosa Boulevard
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Property Features

- Virtual Tour Available
- Three Double Bedroom House
- Freshly decorated
- Spacious Lounge
- Council Tax Band A

DESCRIPTION

Step inside this beautifully decorated three-bedroom home, offering modern comfort and generous living space throughout. The heart of the property is a large, well-appointed kitchen with ample room for a dining area, perfect for family meals or entertaining guests. A spacious lounge provides a welcoming retreat, ideal for relaxation and gatherings.

Convenience is key, with a downstairs toilet complementing the practical layout. Upstairs, you'll find three bright and double bedrooms, two of which feature built-in wardrobe or storage space, ensuring functionality alongside style. The family bathroom is fully equipped with both bath and shower, catering to every need.

Outside, the property boasts an excellent garden space, ideal for children or summer entertaining. To the rear, private parking adds further appeal. This home combines thoughtful design with everyday practicality, making it an excellent choice for families or professionals seeking comfort and

convenience.

Note to Prospective Tenants
Prefer no pets but may consider case by case basis. Parking space to the rear and on street parking available. Appliances included: Oven, Hob, Extractor Fan

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

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.