



**Mark Antony**  
SALES & LETTING AGENTS

# To LET



**Wisbech Close, Sandymoor**  
Runcorn, Cheshire WA7 1XY

**£1,175 PCM**  
Unfurnished



Santa Rosa Boulevard  
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Warrington  
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## Property Features

- Three Bedroom House
- Breath-taking Views
- Modern Fitted Kitchen
- 2 Off Road Car Spaces
- Council Tax Band C

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	89	90
	EU Directive 2002/91/EC	

## DESCRIPTION

Beautiful three-bedroom house in the lovely area of Sandymoor. Just a 15-minute drive from Stockton Heath and the M56, and a short walk to local shops and amenities, this home offers convenience and breathtaking views. Enjoy easily accessible walking paths and scenic vistas directly opposite the property. The ground floor boasts a bright and spacious lounge, a WC, and a modern kitchen with integrated appliances and ample space for a dining table. Upstairs, you'll find a family bathroom, a master bedroom with an ensuite shower room, and two additional good-sized bedrooms. The property benefits from a private rear garden, perfect for outdoor relaxation, and off-road parking at the front.

Note to prospective tenants

Appliances included: Integrated Dishwasher, Washing Machine, Fridge/Freezer.

Alarm is non replaceable/ non repairable.

No pets

**Rental available from: 15th May 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.