



Mark Antony
SALES & LETTING AGENTS

To LET

Witton Lake, Great Sankey Unfurnished



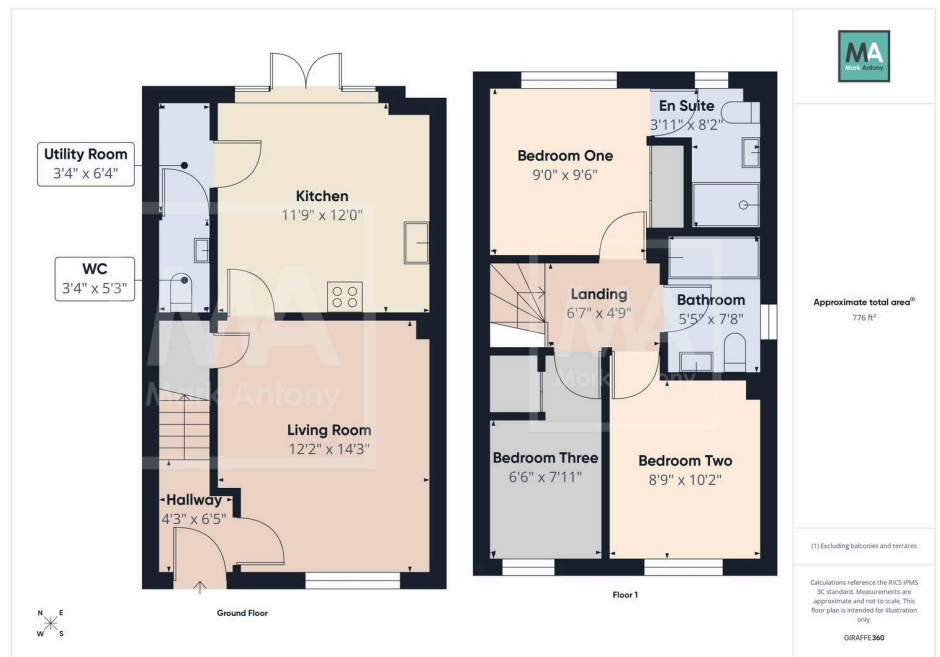
PROPERTY DESCRIPTION

Stylish three-bedroom semi-detached home located in the popular area of Great Sankey. Ideally positioned within walking distance of both primary and secondary schools, and a five minute drive from the M62 motorway, this property offers the perfect balance of convenience and modern family living.

The ground floor comprises a generous living room, a modern kitchen with integrated appliances, a separate utility room, and a convenient downstairs WC. The first floor offers two well-proportioned double bedrooms and a versatile third bedroom/home office, and a contemporary three-piece family bathroom. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room.

Externally, the property features a large enclosed rear garden with low-maintenance astro turf.

- Walking Distance to Schools
- Off Road Parking
- Low Maintenance Astro Turf
- Downstairs WC
- Primary Bedroom with Ensuite



NOTE TO PROSPECTIVE TENANTS

- Appliances included: Integrated Fridge/Freezer, Dishwasher, Oven, Hob and Extractor Fan
- Off road parking for two cars
- No pets

GENERAL INFORMATION

- EPC Rating: B
- Council Tax Band: C

Available from 25th November



£50

FOR YOU!

if you refer a Warrington landlord*

*and they sign up fully managed with us.

Note: These details have been prepared as a general guide only and do not constitute any part of any contract. The function of any appliances, services, sockets or cables are not guaranteed. Any interested party should satisfy themselves about any matter of importance to them and not rely on the contents of these particulars when making the decision to offer.