



**Mark Antony**  
SALES & LETTING AGENTS

**To LET**

**28 Statham Avenue, Warrington**  
Unfurnished



## PROPERTY DESCRIPTION

This well presented two bedroom home is ideally located close to local amenities and schools. Inside, a spacious lounge flows into a separate dining area, creating an excellent space for everyday living or entertaining. The accommodating kitchen offers plenty of practicality and leads out to a vast rear garden, perfect for summer evenings and outdoor enjoyment. Upstairs are two generously sized bedrooms along with a family bathroom. The property further benefits from convenient driveway parking and ample storage.

## PROPERTY FEATURES

- Driveway Parking
- Two Bedroom Property
- Large Garden
- Seperate Dining Area
- Close to Local Amenities
- Close To Local Schools
- Double Bedrooms



## NOTE TO PROSPECTIVE TENANTS

Oven, hob

Driveway parking for one car

Shared alleyway with neighbour

## GENERAL INFORMATION

Council Tax band: A

EPC Energy Efficiency Rating: C



**£50** \*and they sign up fully managed with us. **FOR YOU!**  
if you refer a Warrington landlord\*



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.

safeagent The Property Ombudsman