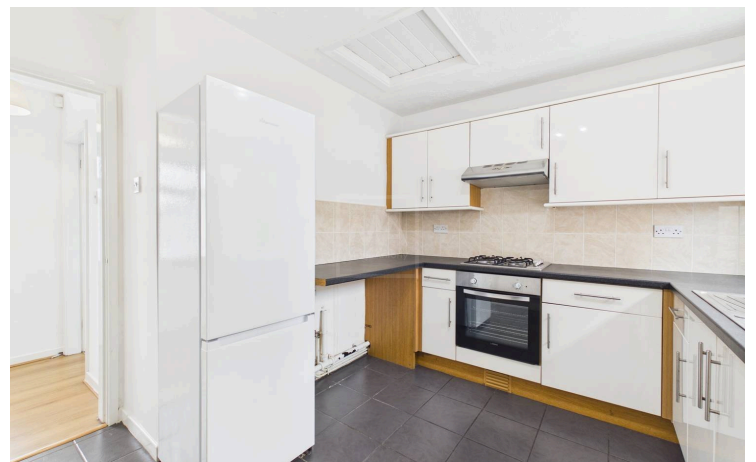




Mark Antony
SALES & LETTING AGENTS

To LET

**Ellesmere Road, Walton
Warrington**



PROPERTY DESCRIPTION

Nestled on Ellesmere Road in WA4, this two-bedroom flat presents an exceptional rental opportunity for professionals or couples seeking comfort and convenience. Positioned above a One Stop shop, daily essentials are just steps away, with excellent transport links and vibrant local amenities within easy reach.

Inside, the property boasts a bright, spacious living area, a sleek fitted kitchen, two generously sized bedrooms, and a contemporary bathroom. The layout is thoughtfully designed for low-maintenance living, ideal for busy lifestyles.

While the flat does not offer off-street parking, ample on-street parking is available nearby, along with reliable public transport options to keep you well-connected.

This well-appointed home combines practicality with modern appeal, making it a superb choice for those looking to enjoy the best of Warrington living.



PROPERTY FEATURES

- › Two Bedroom Apartment
- › Small Outdoor Terrace
- › Close to Local Amenities
- › Close to Transport Links
- › Seperate Living Area Space

NOTES FOR PROSPECTIVE TENANTS

- › No Pets
- › No Parking - On Street Parking Only
- › Appliances Included: Oven, Hob and Extractor Fan
- › Appliance on a non repairable/non replaceable: Fridge/Freezer

GENERAL INFORMATION

- › Council Tax band: A
- › EPC Energy Efficiency Rating: D



£50 FOR YOU! *and they sign up fully managed with us.

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