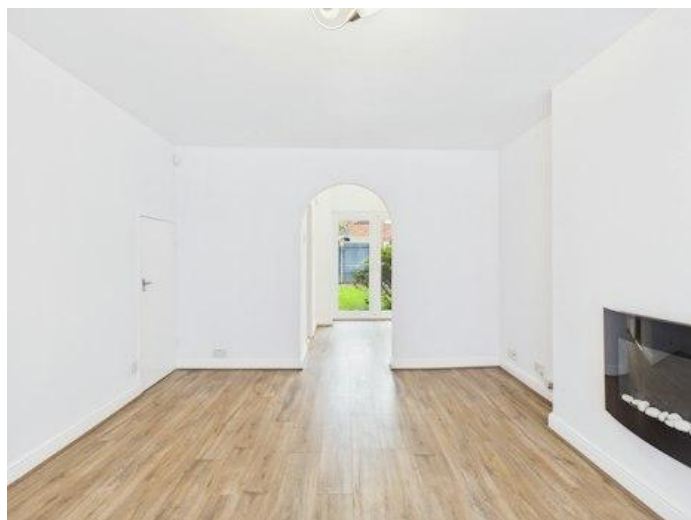
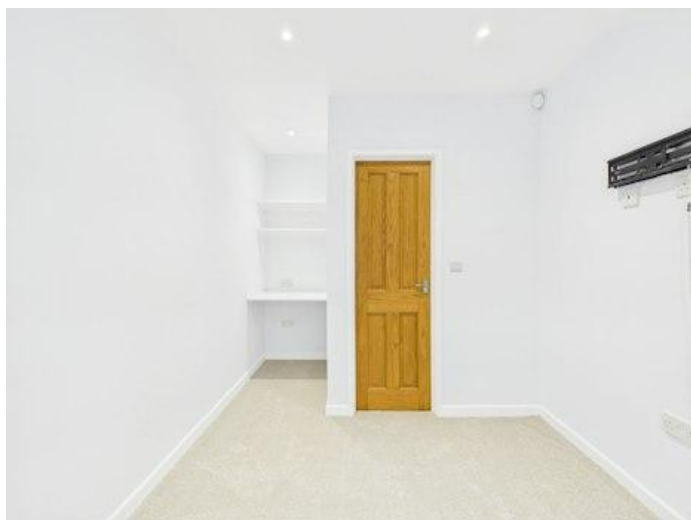




3 
 2 
 2 

Maliston Road, Warrington

BELVOIR!

£1,499 PCM



Key Features

- > Garage Conversion to Fourth Bedroom
- > Two Bathrooms
- > Great Area with Transport Links
- > Large Driveway
- > Enclosed Rear Garden
- > Recently Refurbished
- > EPC rating D

A well-presented three-bedroom semi-detached property with a garage conversion to be used as a fourth bedroom or lounge area situated on the highly sought-after Maliston Road in Great Sankey, offering spacious and versatile accommodation ideal for families.

The accommodation briefly comprises an entrance hallway, a generous lounge providing a comfortable living space, a modern fitted kitchen with ample storage and workspace, and a separate dining area with access to the rear garden. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a



driveway providing off-road parking and an enclosed rear garden, perfect for outdoor entertaining and family enjoyment.

Located in the popular residential area of Great Sankey, the property enjoys excellent access to local amenities, reputable schools, Sankey Valley Park, Gemini Retail Park, and excellent transport links including the M62, M56 and Warrington town centre.

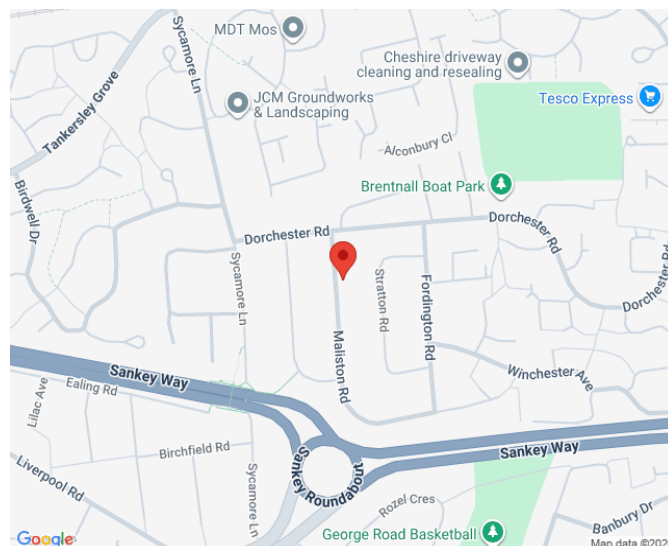
This property has undergone a full refurbishment!

Rent £1499 PCM
Holding deposit £345
Security deposit £1729

EPC D
Council tax band B £1914.23



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	85 B
39-54	E		
21-38	F		
1-20	G		



Contact us today to arrange a viewing...

BELVOIR!

belvoir.co.uk/warrington-estate-agents/

01925 636855