



**Mark Antony**  
SALES & LETTING AGENTS

**TO LET**

## Fairclough Avenue, Warrington Unfurnished



## PROPERTY DESCRIPTION

This beautifully presented two bedroom terraced house offers a wonderful blend of modern convenience and charming character. Situated within walking distance of the town centre, this home enjoys easy access to a wide range of local amenities with walking distance from the town centre and local retail park as well as being conveniently close to both major train stations, ensuring excellent transport links for commuters. The property boasts a brand new kitchen, finished to a high standard, providing a stylish and functional space for cooking and entertaining. The spacious lounge and dining area is perfect for relaxing or hosting guests, complemented by charming characteristics that add warmth and personality throughout the home.

## PROPERTY FEATURES

- Walking Distance From Town Centre
- Close to Train Stations
- Brand New Kitchen
- Spacious Lounge and Dining Area
- Recently Decorated
- Walking Distance From Retail Park
- Charming Characteristics



## NOTES TO PERSPECTIVE TENANTS

Appliances on a non-repairable, non replaceable basis – Oven, Hob Extractor Fan, Washing Machine, Fridge and Freezer

No Pets

## GENERAL INFORMATION

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

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