



**Mark Antony**  
SALES & LETTING AGENTS

# To LET



**Birchdale Road, Appleton**  
Warrington, Cheshire


**£1,050 PCM**  
Unfurnished





## Property Features

- Decorated to high standard
- Perfectly Located on the Canal
- Desirable Area
- Two Double Bedrooms
- Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## DESCRIPTION

Step into this beautifully presented home, starting with a sleek, modern kitchen complete with integrated appliances. The open layout flows effortlessly into a spacious lounge, where patio doors lead to a private balcony boasting stunning views of the canal—perfect for relaxing or entertaining.

Upstairs, the property offers two generously sized bedrooms, both newly fitted with new carpets for added comfort. A contemporary three-piece bathroom completes the upper floor, thoughtfully designed with ample storage to keep everything neatly tucked away.

This stylish and well-maintained property combines modern living with picturesque surroundings, making it an ideal choice for professionals and couples seeking comfort and convenience.

Notes to Prospective Tenants:

No Pets Allowed

Integrated Appliances - Oven, Hob and Extractor Fan, Fridge and Freezer.

Appliance - Washing Machine (Non Repairable/Non Replaceable)

Parking on road and small car park at the side of property. Long Term Tenancy Available.

**Rental available from: 20th March 2025**

Santa Rosa Boulevard  
Chapelford  
Great Sankey  
Warrington  
Cheshire  
WA5 3AG

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### Notes:

1) Mark Antony Estates has produced this brochure in good faith, the details are set out as a general guide only and do not constitute any part of any contract. Any appliances, services or socket outlets or cables including; Electrical, Telephone, TV and Satellite have not been tested and are not guaranteed.

2) Any interested party should satisfy themselves about any matter of importance to them and not be solely reliant on the contents of this brochure before making a decision to make an offer.