



Mark Antony
SALES & LETTING AGENTS

To LET



Norbury Avenue, Orford
Warrington, WA2 8EB

£1,000 PCM
Unfurnished



Santa Rosa Boulevard
Chapelford
Great Sankey
Warrington
Cheshire
WA5 3AG

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Property Features

- Three Bedroom Property
- Modern Kitchen
- Stylish Bathroom Area
- Sought After Area
- Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DESCRIPTION

Welcome to this charming property! As you step inside, you're greeted by a spacious hallway leading to two inviting reception rooms, each featuring cozy electric fires. The modern kitchen is well-equipped with appliances and includes a convenient pantry area. Upstairs, you'll find two double bedrooms with fitted wardrobes, along with a generously sized third bedroom. The stylish family bathroom boasts an over-bath shower and a separate toilet area. Outside, the enclosed garden offers a lovely patio area, perfect for relaxing or entertaining. This home combines comfort and modern living, making it an ideal choice for families.

Notes to Potential Tenants:

Appliances include: Oven, Hob and Extractor Fan.

Fridge/Freezer - Non Repairable/ Non Replaceable

Electric, Radiant Fire in Front Room, back room Electric Convactor Fire.

Gas Central Heating Throughout.

Furnishing Included: Single Bed, Small Cabinet, Two Kitchen Stool, Freestanding Lamp. Non repairable non Replaceable.

Gardener and Window Cleaner included.

Driveway Parking Available.

Garage available with lighting and electrical supply.

No Pets.

Rental available from: 14th February 2025

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.