



**Mark Antony**  
SALES & LETTING AGENTS

**TO LET**



**Stetchworth Road, Walton**  
Warrington, Cheshire WA4 6JE

**£1,250 PCM**  
Unfurnished



82 London Road  
Stockton Heath  
Warrington  
Cheshire  
WA4 6LE

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## Property Features

- Two Large Receptions Rooms
- Modern Kitchen
- Driveway & Gardens
- Excellent location for schools
- EPC Rating: D

## DESCRIPTION

Beautiful three bedroom Semi- Detached. Lounge with feature bay window. Large second reception room leading on to patio and rear garden. Modern fitted kitchen. Spacious master bedroom. Second double bedroom. Good sized third bedroom. Family bathroom with over bath shower. Within walking distance of Stockton Heath. Front & rear gardens. Driveway parking. Excellent location for schools.

Notes to prospective Tenants:

Included in the tenancy is Oven, Hob and Extractor Fan. The Vertical blinds are also included.

Pets are not permitted at the property without written consent from the Landlord.

Should the Landlord agree to a pet, a higher monthly rent will be payable depending on the type of pet.

Landlord only wanting 6 Months tenancy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Rental available from: 27th June 2023

### 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.