



**Mark Antony**  
SALES & LETTING AGENTS

**TO LET**



**Knutsford Road, Grappenhall**  
Warrington, Cheshire WA4 3LB

**£1,500 PCM**  
Unfurnished



## Property Features

- Country style cottage
- Three Bedrooms
- Spacious Lounge
- Driveway parking
- Garage included

## DESCRIPTION

This fabulous country style cottage with a large amount of land offers three nicely sized bedrooms. Modern family bathroom, Utility room, Spacious lounge, and large kitchen. Off-road parking is suitable for a number of vehicles and the garage is included.

Appliances included;  
Oven, Hob, Extractor Fan  
Fridge non repairable/non replaceable.

No access is allowed on the other side of the gate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(68-80) C			
(55-66) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Rental available from: 27th March 2023

82 London Road  
Stockton Heath  
Warrington  
Cheshire  
WA4 6LE

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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.