



mark antony  
SALES & LETTING AGENTS



**Birchdale Road, Appleton**  
Warrington, Cheshire, WA4 5AS

**Rent £1,300 pcm**



## Property Features

- ▣ Canal Views
- ▣ Three Bedroom Mews House
- ▣ Modern Family Bathroom
- ▣ Ample Storage
- ▣ EPC Rating: D                      Council Tax Band: D

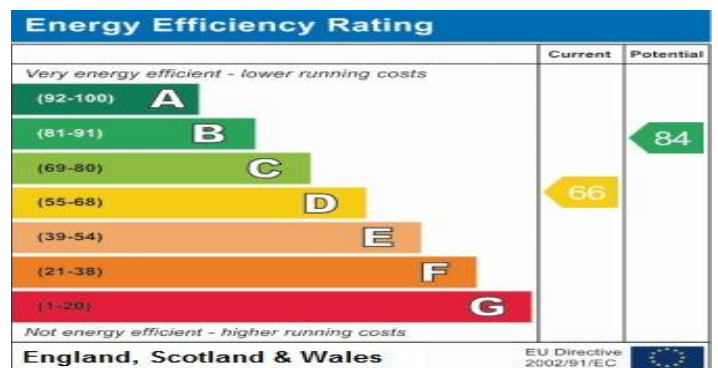
## Full Description

Stunning Canal View. Three-bedroom end mews house. Modern fitted kitchen with integrated fridge and dishwasher. Light, airy living room with patio doors out to the waterside garden. Downstairs toilet and good-sized utility room. Master bedroom with en-suite bathroom and built-in wardrobe. Second double bedroom with built in wardrobes. Ample sized third bedroom. Family bathroom. Off road parking and single garage. Great Location. Walking distance to Stockton Heath Village.

### Notes to Potential Tenants:

Appliances included: Induction hob, oven, Integrated dishwasher, Integrated Fridge, Freestanding Fridge/ Freezer All non repairable/ Non replaceable.  
Rent Includes a gardener to regularly mow the lawns.  
Driveway Parking

Available from: 31<sup>st</sup> July 2021



82 London Road  
Stockton Heath  
Warrington  
Cheshire  
WA4 6LE

www.MarkAntonyEstates.com  
Lettings@MarkAntonyEstates.com  
01925 267070

### 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 rent.