



**Mark Antony**  
SALES & LETTING AGENTS

# To LET

## Witton Lake, Great Sankey Unfurnished



## PROPERTY DESCRIPTION

Beautifully decorated three-bedroom home, perfectly situated in Great Sankey. This property boasts a sun drenched lounge and a generously sized kitchen with an additional room for dining or entertaining, with patio doors that lead to a beautifully enclosed garden featuring a lovely patio area for seating. Additional conveniences include a utility room and a downstairs toilet.

Upstairs, the master bedroom includes a large wardrobe and an ensuite shower room, while the second and third bedrooms provide versatility for family living, guests or space for home working. A well-appointed family bathroom includes a three piece suite ideal for relaxing in a luxurious space.

- Three Bedrooms
- Driveway Parking
- Beautifully Decorated Throughout
- Close to Motorways
- Integrated Appliances
- Downstairs WC
- Additional Dining / Family Room
- Wardrobes Included
- Master Bedroom with Ensuite
- Not Overlooked



## NOTE TO PROSPECTIVE TENANTS

- › Driveway parking
- › Pets may be considered
- › Fridge Freezer, Oven, Hob, Extractor Hood and Dishwasher included
- › Wardrobes in the bedrooms are included
- › Garden shed is not accessible

## GENERAL INFORMATION

- › Council Tax Band: C
- › EPC Rating: B

## PROPERTY AVAILABLE 13TH JULY



**£50 FOR YOU!** \*and they sign up fully managed with us.

if you refer a Warrington landlord\*



Note: These details have been prepared as a general guide only and do not constitute any part of any contract. The function of any appliances, services, sockets or cables are not guaranteed. Any interested party should satisfy themselves about any matter of importance to them and not rely on the contents of these particulars when making the decision to offer.

safeagent The Property Ombudsman