



£1,500

28 Marfield Road, Grappenhall, Warrington, Cheshire, WA4 2JT

28 Marlfield Road, Grappenhall, Warrington, Cheshire, WA4 2JT

Superb detached bungalow situated in the village of Grappenhall, Warrington, close to a range of amenities including convenience stores, sports facilities and restaurants. The M6 is just a short drive away.

The well presented accommodation briefly comprises: Entrance hallway, lounge, modern kitchen with integrated appliances, two double bedrooms, family bathroom.

Driveway parking, integral garage, nicely maintained gardens to front and rear.

Early viewings highly recommended.

Hall

5'9" x 15'9" (1.76 x 4.82)

With laminate wood effect flooring, access to lounge, bedroom 1, bathroom and kitchen.

Lounge

11'9" x 15'10" (3.6 x 4.84)

With laminate wood effect flooring, inset fire.

Kitchen

Newly refurbished complete with integrated microwave, oven, Dishwasher, wine fridge, 50/50 fridge freezer. With double glazed upvc window overlooking the rear garden.

Bathroom

5'9" x 8'4" (1.77 x 2.55)

Newly refurbished, fully tiled with shower, vanity basin and w/c.

Bedroom 1

12'4" x 11'10" (3.78 x 3.62)

With carpeted flooring

Study

10'10" x 10'11" (3.32 x 3.34)

With laminate flooring and access to second bedroom.

Bedroom 2

9'10" x 10'8" (3.02 x 3.27)

With carpeted flooring.

Integrated Garage

With up and over door

Rear Garden

With raised decking area and lawn.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

