



£1,200 Per Month

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

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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.

Offered part furnished and available in September.

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

