



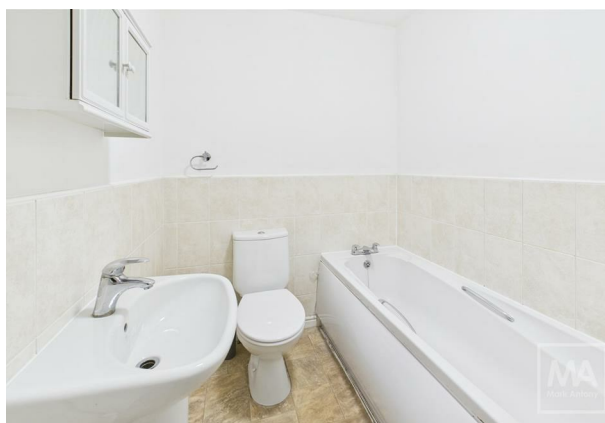
**Mark Antony**  
SALES & LETTING AGENTS

# To LET



**Berkeley Close,**  
Warrington, Cheshire WA5 0EP

**£1,100 Per Month**  
Unfurnished



## Property Features

- Three Bedroom Townhouse
- Garage and Allocated Parking
- Walking Distance to Warrington Hospital and Schools
- Recently Redecorated Throughout
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## DESCRIPTION

Beautifully Presented Three-Bedroom Mid-Terrace Townhouse. Ideally located within walking distance of Warrington town centre, Warrington Hospital, and excellent local schools, this charming townhouse is perfect for families and professionals alike. Positioned adjacent to a park, it offers an ideal space for children to play and enjoy the outdoors.

The ground floor features a bright and spacious lounge with patio doors that open onto a private rear garden—perfect for entertaining or relaxing. A contemporary fitted kitchen, complete with a fridge and freezer, adds practicality and style. Upstairs, the first floor comprises a double bedroom, a versatile third room, and a family bathroom. The top floor boasts a serene master bedroom with an en-suite, providing a peaceful retreat.

Additional benefits include an allocated parking space and a garage, ensuring convenience and security. Combining contemporary comfort with thoughtful design, this property is ready to welcome you home.

### Note to Prospective Tenants:

Fridge, freezer and washing machine supplied on a non repairable non replaceable basis.

Appliances include: Oven, hob, extractor fan.

Garage and additional parking space included in tenancy.

No pets

**Rental available from: 26th May 2025**

Santa Rosa Boulevard  
Chapelford  
Great Sankey  
Warrington  
Cheshire  
WA5 3AG

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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.