



**Mark Antony**  
SALES & LETTING AGENTS

# To LET



**Parkstone Drive, Appleton**  
Warrington, WA4 5GR

**£2,200 Per Month**  
Unfurnished





Santa Rosa Boulevard  
Chapelford  
Great Sankey  
Warrington  
Cheshire  
WA5 3AG

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## Property Features

- Detached family home
- Four double bedrooms
- Parking for Three cars
- South facing rear garden
- Council tax band F

## DESCRIPTION

This stunning four-bedroom home is nestled in Private cul-de-sac in Appleton. The spacious lounge at the front of the property offers lovely views of the picturesque surroundings, creating a warm and inviting atmosphere.

The heart of the home lies in the generously sized kitchen and dining area. From here, patio doors lead to a beautifully maintained south facing garden with a dedicated patio space—perfect for relaxation and outdoor activities. A utility room and a convenient downstairs WC are seamlessly connected to the kitchen.

Upstairs, you'll find four well-appointed bedrooms, each featuring built-in wardrobes for added storage. The main bedroom boasts an elegant en-suite shower room, while a stylish family bathroom completes the upper level.

Located in a highly desirable neighbourhood, this property is a true gem and should not be missed. Come and experience the charm and comfort that Parkstone Drive has to offer!

Notes to prospective tenants:

- Spacious driveway and garage
- No pets permitted

- Included appliances:
- Oven, hob, and extractor fan
- Integrated fridge/freezer and dishwasher
- Washing machine and microwave (supplied on a non-repairable, non-replaceable basis)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(68-80) C		
(55-66) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Rental available from: 7th July 2025**

### 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.