

## To LET









Regency Square, Warrington, Cheshire WA5 0EB

£1,200 Per Month
Unfurnished







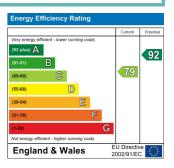


Santa Rosa Boulevard Chapelford **Great Sankey** Warrington Cheshire WA5 3AG

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## **Property Features**

- Three Bedroom Mid Terrace House
- Allocated Parking
- Spacious Lounge
- Enclosed Rear Garden
- Close to Local Amenities



## **DESCRIPTION**

Nestled on a quiet residential road, this stylish mid-terrace three bedroom house offers generous living space and modern comforts throughout. A beautiful front garden with a welcoming pathway leads to the entrance, setting the tone for what's inside.

Step through the hallway into a spacious lounge featuring a bay-fronted window that fills the room with natural light. The contemporary kitchen flows into an open-plan dining area ideal for family meals and entertaining. A ground floor W.C. and a handy pantry/storage area add everyday practicality. Upstairs, the second floor hosts a large master bedroom with its own en-suite shower room, a second double bedroom, a well-proportioned third bedroom, and a modern family bathroom.

Outside, enjoy a private enclosed rear garden with both a patio area for seating and a grass area for avid gardeners or an area for children to play. The property also benefits from allocated parking in a shared car park. Conveniently located within walking distance of shops, schools, and Warrington Hospital, and just a stones throw from the scenic Sankey Valley trails, this home offers the perfect blend of comfort, convenience, and nature.

Notes to Potential Tenants:

Appliances include: oven, hob and extractor fan

Rental available from: 17th October 2025

Allocated parking

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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.