



**Mark Antony**  
SALES & LETTING AGENTS

# To LET



**Pepper Street, Appleton Thorn**  
Warrington, Cheshire WA4 4TE

**£1,800 PCM**  
Unfurnished



## Property Features

- Detached Property
- Master Bedroom with En Suite
- Three Reception Rooms
- EPC Rating: D
- Council Tax: E

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 59                      | 80        |
|                                             | EU Directive 2002/91/EC |           |

## DESCRIPTION

Situated in the highly sought-after area of Appleton Thorn, this impressive four-bedroom detached property offers generous living space throughout. The ground floor features three versatile reception rooms: a comfortable lounge for relaxing, a formal dining room ideal for entertaining and a large rear conservatory providing a bright, multi-functional space. The well-appointed kitchen is perfect for everyday use and is complemented by a practical utility room.

Upstairs, you'll find three double bedrooms with fitted wardrobes, a family bathroom, and a fourth room suitable as a bedroom, nursery, or home office. The master bedroom benefits from its own en-suite.

Outside, the property boasts a good-sized garden with both lawn and patio areas, creating the perfect setting for summer enjoyment.

Additional features include a driveway accommodating multiple vehicles and an integrated garage.

Note to prospective Tenants:

Pets may be considered.

Long Term Tenancy Available.

Kitchen Appliances Include: Oven, Hob, Extractor Fan & Integrated Fridge.

Driveway parking for 3 cars.

**Rental available from: 10th November 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.