



Mark Antony
SALES & LETTING AGENTS

To LET



Liverpool Road,
Warrington, WA5 1RS

£1,150 Per Month
Unfurnished

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Property Features

- Two Bedroom Terrace
- Charming Characteristics
- Walking Distance to Schools, Nurseries and Train Stations
- Recently Redecorated Throughout
- Council Tax Band B

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		
	58	82
England & Wales		EU Directive 2002/91/EC

DESCRIPTION

Freshly decorated throughout, this delightful two bedroom Edwardian terrace is set back from the road and welcomes you with a private front garden, offering both charm and privacy.

Step inside through a convenient porch into a hallway that separates the entrance from the lounge, which features a stunning feature fireplace and elegant bay windows. The ground floor also includes a separate dining room and a well-appointed kitchen with a handy storage area, ideal for a pantry or coats and shoes. To the rear, a generous paved garden with a grassed area provides the perfect space for playing or entertaining. Upstairs are two double bedrooms and a tranquil bathroom complete with an over-bath shower.

Located in a fantastic area within walking distance to popular eateries, reputable schools and nurseries, and excellent transport links including nearby train stations. Additionally the property is situated next to a lovely park, perfect for family strolls.

Note to Prospective Tenants
Pets will be considered
Freestanding oven supplied

Rental available from: 12th December 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.