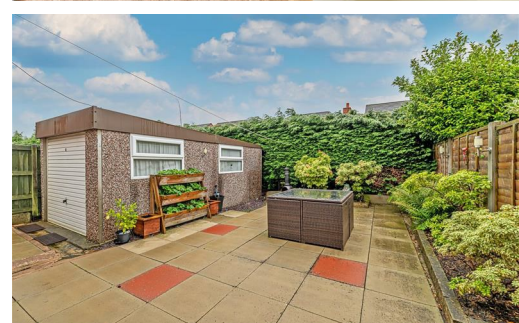




**Mark Antony**  
SALES & LETTING AGENTS

**TO LET**



**Westover Road, Padgate**  
Warrington, Cheshire WA1 3JR

**£1,250 PCM**  
Unfurnished





Santa Rosa Boulevard  
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## Property Features

- Three Bedroom Semi Detached House
- Kitchen/Dining area
- Modern Bathroom
- Garage & Driveway Parking
- Council Tax Band C

## DESCRIPTION

Welcome to this charming three-bedroom semi-detached house located on Westover Road in the lovely area of Padgate, Warrington. This property boasts a spacious lounge area, ideal for entertaining guests or simply relaxing with your family.

As you step inside, you'll be greeted by a modern and clean kitchen/dining area, perfect for preparing delicious meals and enjoying them with your loved ones. The property features two spacious double bedrooms, offering ample space.

One of the highlights of this property is the driveway parking, providing convenient space for up to two vehicles. No more worrying about finding a parking spot after a long day at work! Additionally, the back garden with a garage offers a great outdoor space for gardening, relaxing, or even converting the garage into a workshop or extra storage area.

Whether you're looking for a cozy family home or a place to entertain friends, this property on Westover Road has the potential to be the perfect fit for you. Don't miss out on the opportunity to make this house your new home sweet home in Warrington.

Note to Prospective Tenants:

Kitchen appliances include; Oven, Hob & Extractor Fan.

Parking: Driveway parking and Garage.

**Rental available from: 1st August 2024**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	69	
(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	

### 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.