



**Mark Antony**  
SALES & LETTING AGENTS

# To LET



**Beech Road, Stockton Heath**  
Warrington, WA4 6LT

**£2,000 Per Month**  
Furnished/unfurnished





Santa Rosa Boulevard  
Chapelford  
Great Sankey  
Warrington  
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## Property Features

- Three Bedroom Terrace
- Original Features
- Opposite Bridgewater Canal
- Off Road Parking
- Council Tax Band C

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	68	82
EU Directive 2002/91/EC		

## DESCRIPTION

Nestled along one of Stockton Heath's most desirable roads, this exquisite three-bedroom terrace offers timeless charm and graceful living. A welcoming front garden sets the property back from the road, offering a tranquil entrance into a home full of character.

Step into a bright and inviting hallway leading to a beautifully presented open-plan lounge and dining area, where a statement marble fireplace adds a touch of refined grandeur. The space flows effortlessly into a kitchen that blends rustic charm with modern functionality, featuring classic doors, a prestigious Rangemaster cooker, and a snug nook, perfect for sharing moments while meals are prepared. Accessible through the charming kitchen, the rear of the property opens onto a radiant patio that basks in natural sunlight. This idyllic outdoor space overlooks a beautifully landscaped garden, where vibrant blooms edge a well-kept lawn. Beyond the garden gate, the property also benefits from two private off-road parking spaces. Upstairs, the spacious master bedroom is complemented by two additional rooms which would be ideal as a study, dressing room, or guest bedroom and a modern shower room.

Located just a short stroll from the village's boutiques, bars, and restaurants, and directly opposite the picturesque Bridgewater Canal, this home offers an idyllic lifestyle with easy access to scenic walks and canal-side tranquillity.

Note to Prospective Tenants

No Pets

Appliances included are Fridge/Freezer and Oven

Part Furnished - Agent to Confirm Included Furniture

**Rental available from: 1st September 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.