



Mark Antony
SALES & LETTING AGENTS

To LET



Beech Road, Stockton Heath
Warrington, WA4 6LT

£2,000 Per Month
Furnished/unfurnished



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		
(68-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		82	68
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

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.