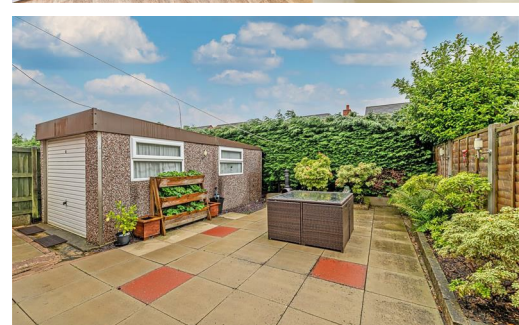




Mark Antony
SALES & LETTING AGENTS

To LET



Westover Road, Padgate
Warrington, Cheshire WA1 3JR

£1,250 PCM
Unfurnished



Santa Rosa Boulevard
Chapelford
Great Sankey
Warrington
Cheshire
WA5 3AG

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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 delightful semi-detached home on Westover Road, nestled in the sought-after area of Padgate. With a spacious lounge perfect for relaxing or entertaining, and a sleek kitchen-diner ideal for family meals, this property offers comfort and style throughout.

Upstairs, you'll find two generous double bedrooms and a third versatile room—ideal as a nursery, office, or guest space. The modern interior is matched by practical features, including driveway parking for two vehicles and a private rear garden complete with a garage.

Whether you're hosting summer barbecues, cultivating a garden, or converting the garage into a workshop, the outdoor space is full of potential. This home is perfect for families, or anyone seeking a peaceful retreat with excellent local amenities.

Don't miss your chance to make this welcoming property your new home in Warrington.

Note to Prospective Tenants:
No pets allowed
Kitchen appliances include;
Oven, Hob & Extractor Fan.
Parking: Driveway parking and
Garage.

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	

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.