



**WARRINGTON ROAD, CULCHETH, WA3**  
£2,850 per month\*

**Carter Jonas**

---

# **NEWCHURCH OLD RECTORY, WARRINGTON ROAD, CULCHETH, WARRINGTON, CHESHIRE, WA3 5AD**

**A 5 bedroom detached Grade II listed property  
situated within the Village of Culcheth.**

- Five Bedrooms
- Five Reception Rooms
- Kitchen
- Conservatory
- Four Bathrooms
- Annexe/office/gym/storage
- Garage
- Garden
- Off Road Parking
- Unfurnished.

## **THE PROPERTY**

Accommodation comprising: Entrance Hall, sitting room leading through to dining room, study, two further reception rooms, conservatory, downstairs cloakroom, inner hallway, kitchen and utility room. To the first floor are five bedrooms. three ensuite bathrooms and separate family bathroom.

Externally there is a 2 storey annexe which could be used as an office/gym/storage, double garage, gated driveway and surrounding gardens.

Available late April 2025 for a 12 month tenancy unfurnished.

EPC - C. Council Tax Band G - Please see Warrington Borough Council for current costs.

Pets considered. No access to loft. Mains water, gas and electricity are connected to the property. Drainage is to a septic tank.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Flood Risk: Low



At a rent of £2850 per calendar month.

Holding deposit of 1 weeks rent: £657

Security deposit of 5 weeks rent £3288

---

## ADDITIONAL INFORMATION

Offers	Available for a 12 month term
--------	-------------------------------

Viewing	Strictly by appointment
---------	-------------------------

Local Authority	- Council Tax Band G
-----------------	----------------------

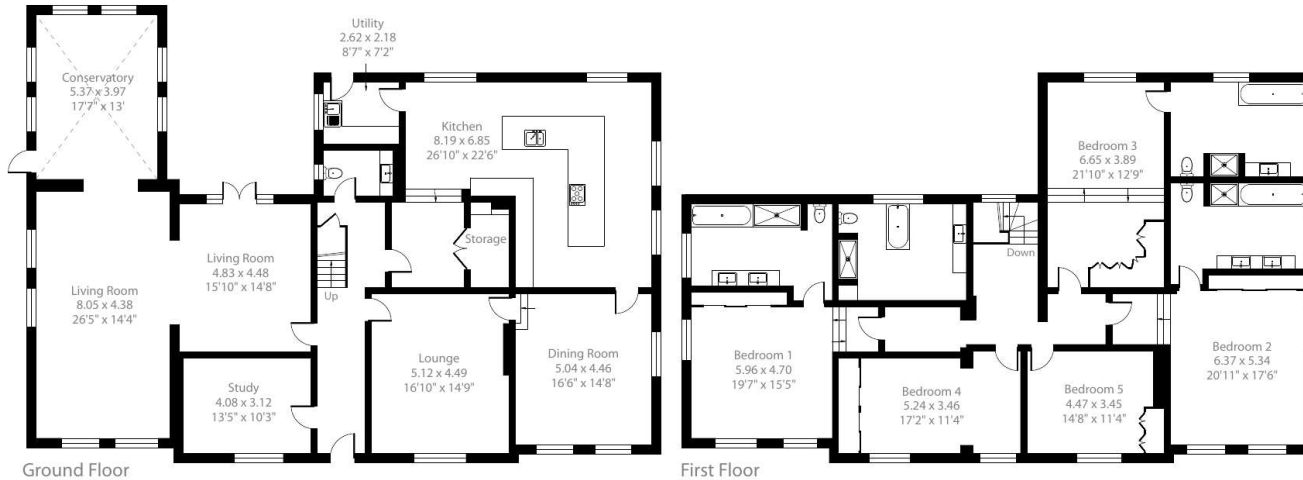
---



# Warrington Road, Culcheth, Warrington, WA3

Approximate Area = 4535 sq ft / 421.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Carter Jonas. REF: 1263714

T: 01865 511444

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: oxfordresilettings@carterjonas.co.uk

A member of



Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data



## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](https://www.carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.