



**ROBINS LANE, CULCHETH, WA3**  
£1,250 per month\*

**Carter Jonas**



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# ROBINS LANE, CULCHETH, WARRINGTON, CHESHIRE, WA3 4AE

A detached three bedroom situated within the village of Culcheth, Warrington.

- 3 Bedrooms
- Kitchen/Dining Room
- Master Bedroom with En suite
- Family Bathroom
- Garage
- Courtyard Garden
- Off-street parking for one vehicle
- Unfurnished

## THE PROPERTY

Accommodation comprises - Entrance Porch, Lounge and Large Kitchen/Dining Room. To the first floor are three bedrooms, ensuite shower room and separate family bathroom. Externally there is a detached garage, parking for one car and courtyard garden.

Available unfurnished from Mid August for an initial 12 month tenancy.

Pets considered. No access to loft. Mains electricity, gas and water are connected to the property. Gas central heating.

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

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

Flood Risk Low

At a rent of £1250 per calendar month

Holding deposit = 1 weeks rent £288

Deposit = 5 weeks rent @ £1250 pcm = £1442



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## ADDITIONAL INFORMATION

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Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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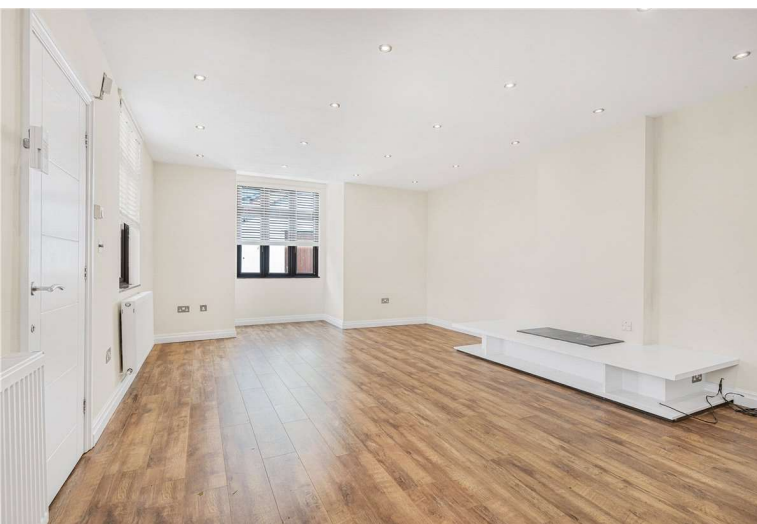
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Local Authority	Warrington Borough Council - Council Tax Band D
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Directions	
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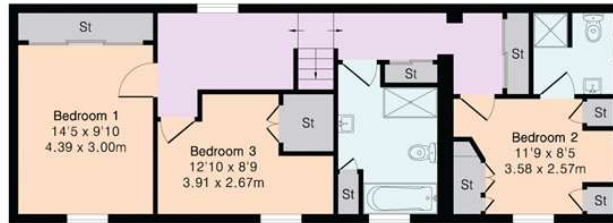


**Approximate Gross Internal Area 1551 sq ft - 144 sq m  
(Excluding Garage)**

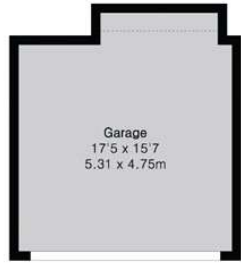
Ground Floor Area 913 sq ft - 85 sq m

First Floor Area 638 sq ft - 59 sq m

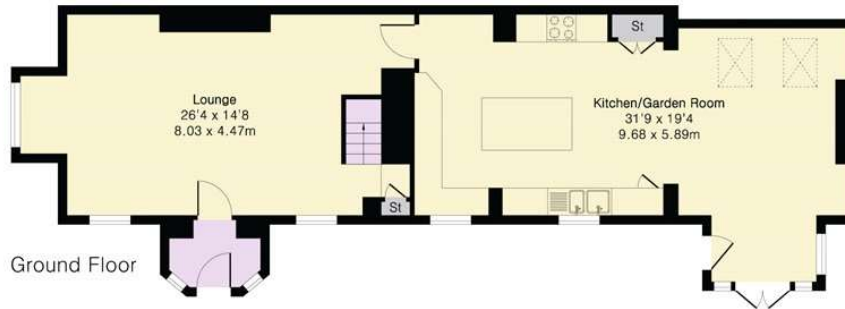
Garage Area 255 sq ft - 24 sq m



First Floor



Garage



Ground Floor



**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](http://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.

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