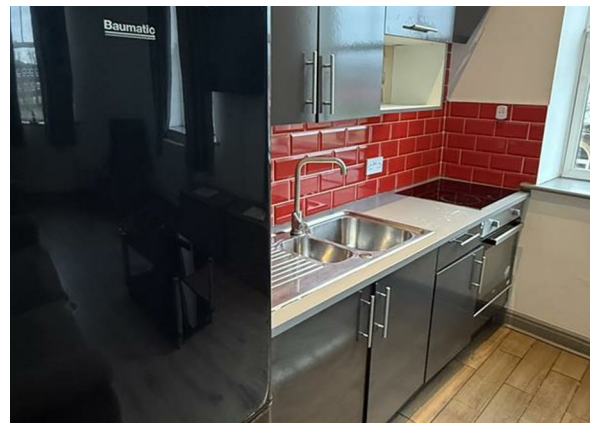
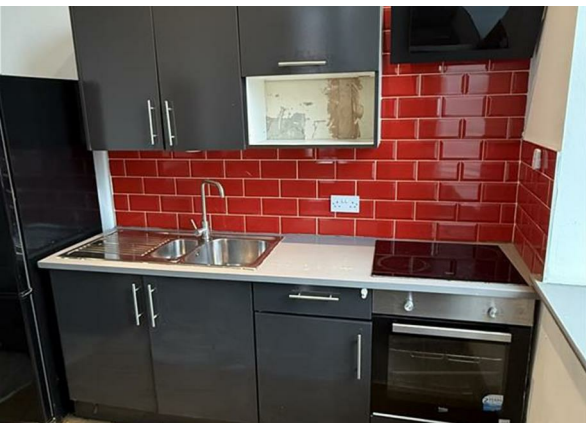
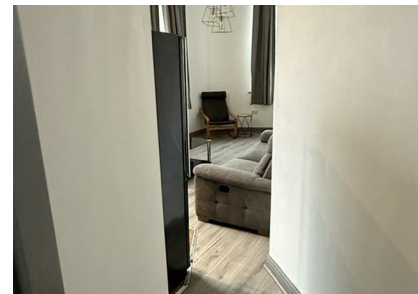
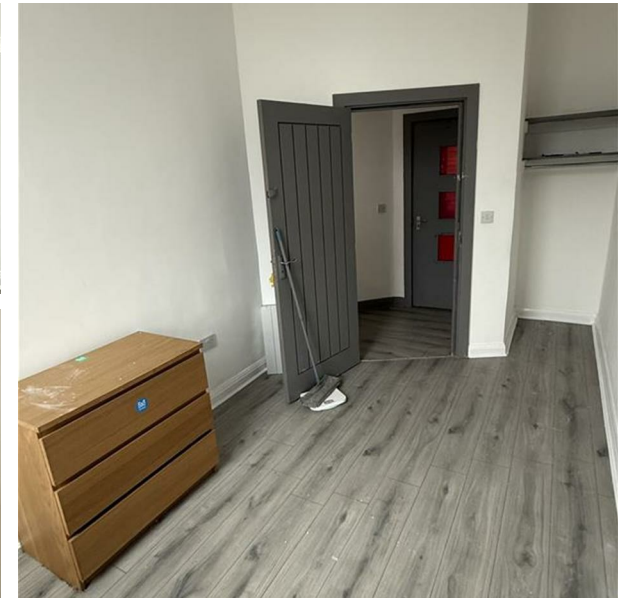


Horrocks Lane, Warrington, WA1 2PJ

£850

Council Tax Band: A



Nestled on the charming Horrocks Lane in Warrington, this modern flat offers a delightful living space perfect for individuals or couples seeking comfort and convenience. With a well-designed layout spanning 398 square feet, this one-bedroom property is both stylish and functional, making it an ideal choice for those looking to embrace contemporary living.

Constructed in 2019, the flat boasts modern fixtures and fittings, ensuring a fresh and inviting atmosphere. The bedroom provides a peaceful retreat, while the bathroom is equipped with modern amenities, catering to your everyday needs. The open-plan living area is perfect for relaxation and entertaining, allowing for a seamless flow between spaces.

Situated in a desirable location, residents will benefit from easy access to local amenities, including shops, cafes, and parks, all within a short distance. Warrington itself is well-connected, offering excellent transport links to nearby cities, making it an ideal base for commuters.

This flat presents a wonderful opportunity for those seeking a contemporary home in a vibrant community. Whether you are a first-time buyer or looking to downsize, this property is sure to impress with its modern charm and convenient location. Do not miss the chance to make this delightful flat your new home.



**The Hive Sankey Street, Warrington, WA1**

**1XG**

**01925 987 085**

**info@real5estates.com**

**www.real5estates.com**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	