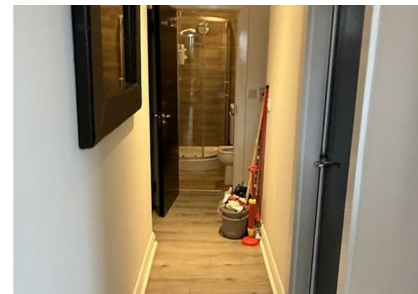


Horrocks Lane, Warrington, WA1 2PJ

£950

Council Tax Band: A



Nestled on the charming Horrocks Lane in Warrington, this modern flat offers a delightful living experience in a vibrant community. Built in 2019, the property boasts contemporary design and functionality, making it an ideal choice for first-time buyers or those seeking a low-maintenance lifestyle.

Spanning an efficient 398 square feet, the flat features a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The two well-proportioned bedrooms provide ample space for rest and privacy, catering to both individuals and small families alike. The bathroom is thoughtfully designed, ensuring comfort and convenience.

This property is not only stylish but also benefits from its prime location, with easy access to local amenities, transport links, and green spaces, making it a perfect retreat from the hustle and bustle of daily life. Whether you are looking to invest or find a new home, this flat on Horrocks Lane presents an excellent opportunity to enjoy modern living in Warrington.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	
(81-91) B		
(69-80) C		
(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 