

**Gallagher house, Horrocks lane, Horrocks Lane, WARRINGTON,
CHESHIRE, WA12PJ
£800 Per Month**



Nestled on the charming Horrocks Lane in Warrington, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property features a well-appointed reception room, perfect for relaxation or entertaining guests. With one spacious bedroom, it offers a cosy retreat for restful nights. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

Although the property spans a modest footprint, it is ideal for individuals or couples looking for a low-maintenance home in a friendly neighbourhood. The location on Horrocks Lane provides easy access to local amenities, parks, and transport links, making it a practical choice for daily living.

This house is not just a place to live; it is a chance to create a home in a vibrant community. Whether you are a first-time buyer or seeking a rental opportunity, this property is worth considering. Embrace the potential of this charming house and make it your own.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	