



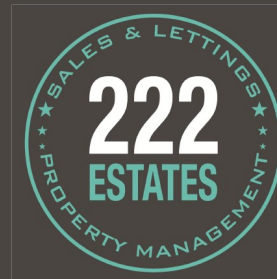
154 HOLYWELL DRIVE WARRINGTON, WA1 2GG

£125,000
LEASEHOLD

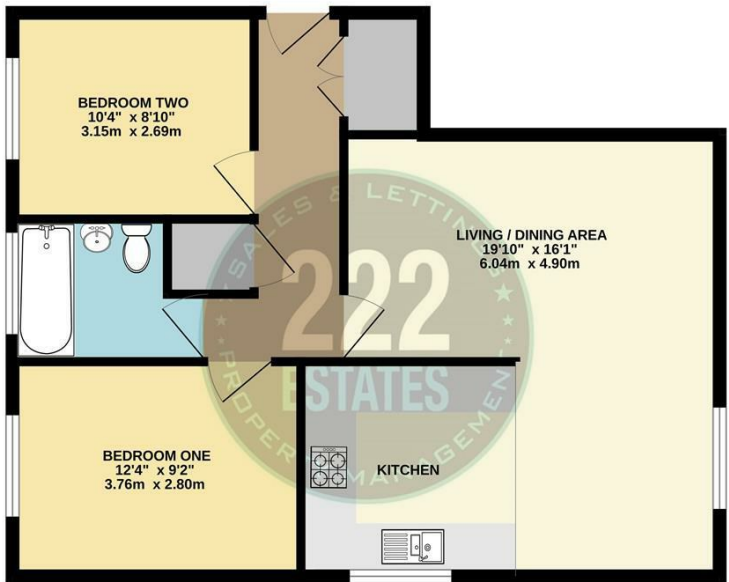
Offered with NO ONWARD CHAIN!

WELL-PRESENTED TWO-BEDROOM APARTMENT | SUPERB TOWN LOCATION | EXCELLENT TRANSPORT LINKS TO MANCHESTER & LIVERPOOL | FAMILY BATHROOM & EN-SUITE | This well-presented two-bedroom apartment comprises an entrance hallway with storage/utility cupboard, through lounge, dining room and kitchen featuring matching drawer eye and base level units, two double bedrooms, family bathroom and an en-suite. Located next to the town centre this apartment benefits from excellent transport links via the two rail stations, ease of access to the motorways, short walk to Warrington Market which hosts an abundance of eateries, leisure facilities and vendors. The apartment is also a stone's throw from The Golden Square where there is a myriad of retailers to explore. Uniquely this apartment benefits from gas central heating.

Call 222 Estates to book a viewing straight away!



GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



2 BEDROOM 3RD FLOOR APARTMENT
TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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