



## 154 HOLYWELL DRIVE WARRINGTON, WA1 2GG

£120,000  
LEASEHOLD

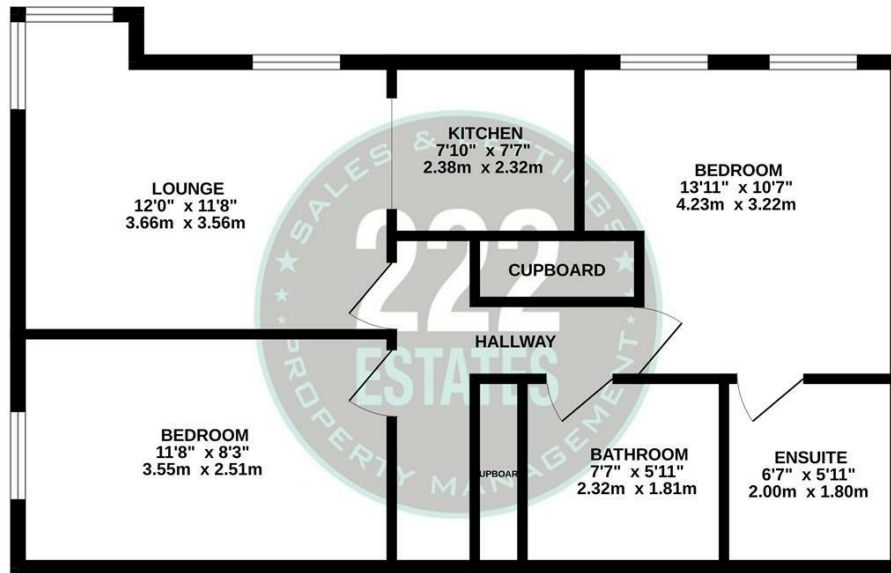
If you're looking for somewhere stylish, low-maintenance and WELL-CONNECTED, this modern TWO-BEDROOM APARTMENT ticks all the right boxes. Part of a small new-build development, it's an ideal blank canvas - ready for you to MAKE YOUR OWN.

The OPEN-PLAN LIVING area brings together the kitchen, dining and lounge in one bright, social hub, with a full-length window letting in plenty of natural light. There's a principal bedroom with an EN-SUITE, a second bedroom that's perfect for guests, a home office or nursery, plus a family bathroom and BUILT-IN HALLWAY STORAGE to keep things streamlined.

You'll also have your OWN PARKING SPACE, and getting around couldn't be simpler. You're within easy reach of the M6, M62 and M56, with Warrington Central and Bank Quay stations offering EXCELLENT TRAIN LINKS to Manchester, Liverpool and London. Both Liverpool John Lennon and Manchester AIRPORTS ARE CLOSE enough to make international travel feel effortless.



GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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		
<b>England &amp; Wales</b>	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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