

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 experience. With two well-proportioned bedrooms, this property is perfect for young professionals, couples, or small families seeking a comfortable and stylish home.

Spanning an efficient 398 square feet, the flat has been thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere. The contemporary bathroom is equipped with modern fixtures, ensuring convenience and comfort for its residents.

Built in 2019, this property boasts the benefits of modern construction, including energy efficiency and contemporary design elements. The location on Horrocks Lane provides easy access to local amenities, parks, and transport links, making it an ideal choice for those who appreciate both tranquillity and connectivity.

This flat represents a wonderful opportunity to secure a modern home in a desirable area of Warrington. Whether you are looking to invest or find your next residence, this property is sure to impress.



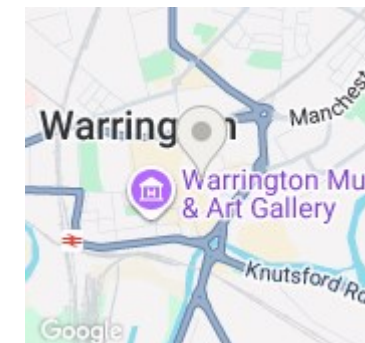
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**1XG**

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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	