



**Stirrup Field, Golborne, Warrington, WA3 3AL**

**£500 PCM**

Well presented 2 bedroom top floor apartment. The development is close to the east Lancashire road offering access to the motorway networks for those commute to either Manchester and surrounding. The property comprises of entrance / hallway leading to very spacious open plan lounge / kitchen / dining, two good sized bedrooms - both with fitted robes and light fittings and bathroom with shower over bath. The property also has a storage cupboard affording extra storage space. Gas Central Heating and Double Glazing throughout. Scenic views from the property. Would suit professional, couple or small family. Early viewing is highly recommended. No Pets. No Smokers.



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# Stirrup Field, Golborne, Warrington, WA3 3AL

## SECOND FLOOR

Entrance / Hallway

Lounge / Kitchen / Diner

Master Bedroom

Bedroom 2

Bathroom

## EXTERNAL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	86
(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	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B		83	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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