



**Adams**  
Your local property experts

# Elaine Street, Warrington, Cheshire

Offers Over £145,000

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A larger style mid terrace property which has benefitted from many improvements over the years and now offers an excellent investment or first time buyer opportunity in a popular and convenient location.

Features include; UPVC double glazing, gas fired 'combi' central heating, a 25ft open plan lounge / dining room, 16ft kitchen (with appliances), rear vestibule, four piece bathroom, first floor landing two double bedrooms and rear yard.

Early Viewing Essential.

### Ground Floor

**Lounge / Diner** - 7.8m x 4.27m (25'7" x 14'0")

**Kitchen** - 5.05m x 2.59m (16'7" x 8'6")

**Vestibule** - 1.78m x 0.86m (5'10" x 2'10")

**Bathroom** - 2.62m x 1.91m (8'7" x 6'3")

### First Floor

**Landing** - 3.1m x 0.89m (10'2" x 2'11")

**Bedroom One** - 4.27m x 3.71m (14'0" x 12'2")

**Bedroom Two** - 3.99m x 3.28m (13'1" x 10'9" + recess)

### Outside

#### Rear Yard

Enclosed rear yard with access gate.

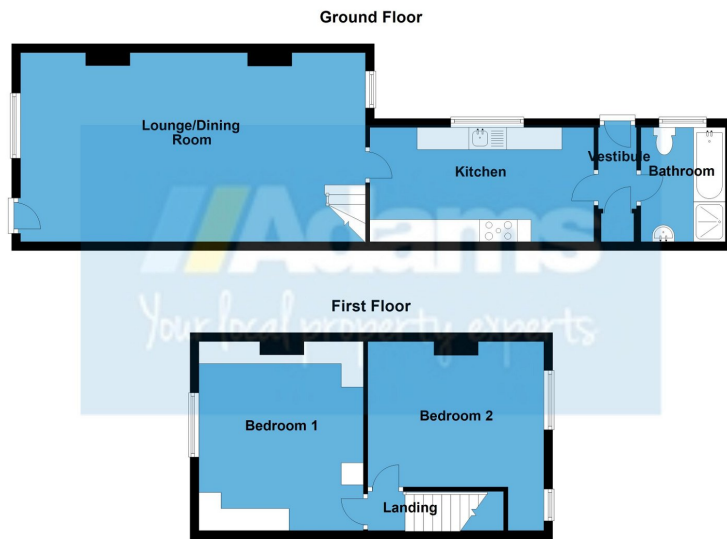
### Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

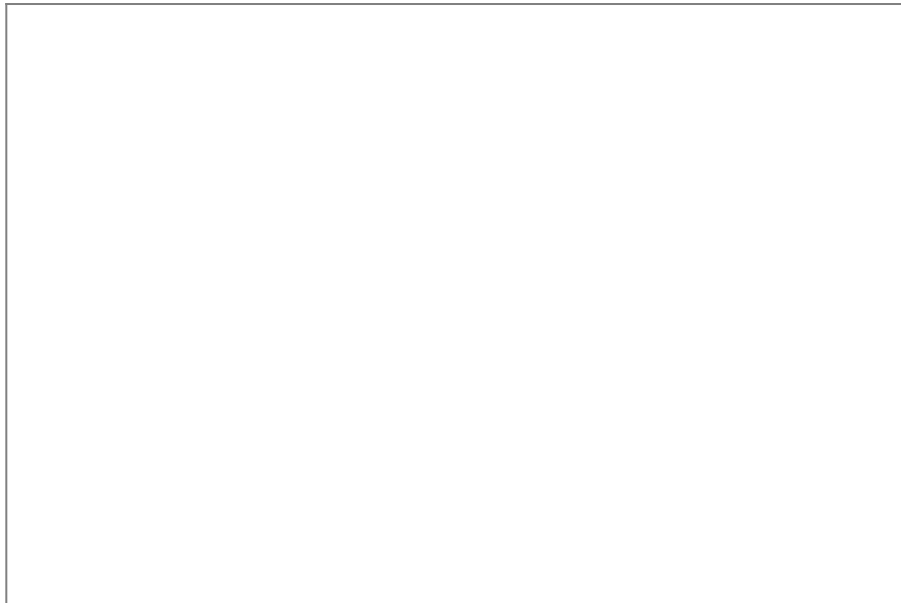
### Note

All measurements are approximate. No appliances or central heating





- Larger Style Mid Terrace House
- Popular & Convenient Location
- Ideal Investment / First Time Buy
- 25ft Open Plan Lounge / Diner
- 16ft Kitchen With Appliances
- Four Piece Bathroom
- Two Double Bedrooms
- Combi Gas C.H. & D.G.
- Early Viewing Advised
- No Chain Delay



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		