



**Adams**  
Your local property experts



6 St. Elphins Close,  
£130,000

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**TWO BEDROOM MAISONETTE. SPACIOUS THROUGHOUT.  
CONVENIENT TOWN CENTRE LOCATION.**

Located within the heart of Warrington Town Centre, we are pleased to bring to market this fabulous two bedroom maisonette property. Set across two floors, this property provides an abundance of living and storage space. This is the perfect opportunity for first time buyers or investors alike. In brief, the accommodation comprises; entrance hall way with stairs to first floor, where there is a spacious lounge and kitchen/diner. To the second floor, there are two double bedrooms and a bathroom with separate WC. To the front of the property there is a pleasant paved space for plants and access to the door. To the rear there is communal parking. Internal inspection is advised to appreciate what this home has to offer. Council Tax Band A. EPC to follow.



**Ground Floor**

**Entrance Hall**

**First Floor**

**Lounge - 4.4m x 3.27m (14'5" x 10'8")**

**Kitchen/Diner - 5.38m x 2.3m (17'7" x 7'6")**

**Second Floor**

**Bedroom 1 - 3.45m x 3.52m (11'3" x 11'6")**

**Bedroom 2 - 3.45m x 3.3m (11'3" x 10'9")**

**Bathroom - 1.8m x 1.5m (5'10" x 4'11")**

**WC - 0.82m x 1.68m (2'8" x 5'6")**





- Two Bedroom
- Spacious Throughout
- Convenient Locaton
- Maisonette Property
- Ample Storage
- Viewing Advised

