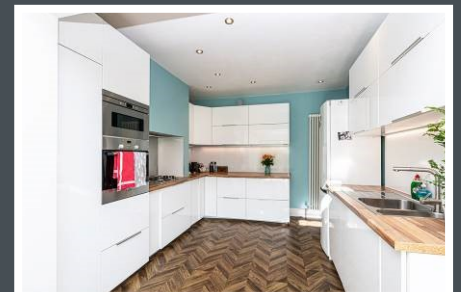




Runcorn Road, Moore Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ Sought After Location
- ❑ Downstairs Underfloor Heating
- ❑ Period Features
- ❑ Plantation Shutters
- ❑ Three Double Bedrooms
- ❑ Plenty of External Storage
- ❑ Four Reception Room
- ❑ South Facing Garden
- ❑ Extended Kitchen Diner
- ❑ Beautiful Views



DESCRIPTION

A truly charming residence in the stunning village of Moore. This spectacular house offers plenty of character and an abundance of living space across four reception rooms. Dating back to the 1818's, this property has been comprehensively refurbished, extended and immaculately decorated throughout by the current owners, whilst maintaining the character and charm of the property with plenty of period features.

On entering this property, you are greeted by an light and bright reception hallway which retains character features that sets the stage for the rest of the home. The property boasts three principal reception areas including a open plan kitchen / dining / living room. A separate family room, study and play room. The downstairs also benefits from a WC, utility space and a cellar.

The staircase leads upstairs to beautiful landing area with a feature window. Here you will find three double bedrooms with amazing views across the garden plus a modern four piece family bathroom.



GARDEN

With fantastic countryside views this fabulous home offers a large garden. With access from the sliding doors onto the patio area, this property offers a wonderful space for entertaining family and friends that is perfect for alfresco dining. The private garden offers a tranquil and peaceful setting. Externally there is plenty of storage with a brick outbuilding, wooden Swiss chalet and a log store.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 63Mb (Via BT)

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Study 3.38m x 3.42m
- Family Room 3.38m x 3.39m
- Play Room 3.30m x 2.55m
- Utility Room 1.80m x 2.85m
- Kitchen 3.30m x 3.42m
- Lounge / Dining Room 4.56m x 7.59m
- Cellar 3.30m x 3.42m
- WC

FIRST FLOOR

- Landing
- Bedroom One 3.45m x 3.42m
- Bedroom Two 3.43m x 3.45m
- Bedroom Three 3.32m x 3.40m
- Bathroom 3.30m x 2.55m

LOCATION

Moore village is a unique and truly delightful village encircled by beautiful landscapes and canals. This idyllic village benefits from public houses and a local village store with Moore Nature reserve nearby this really is a wonderful place to live. Within the local vicinity you will find some of Warrington's most highly regarded schools. Moore is within close proximity to the M56 motorway which makes it perfect for commuting to Liverpool, Manchester and Chester.

DISTANCES

- | | |
|--------------------------|------------------|
| • Moore Village | 0.3 mile walk |
| • Walton Gardens | 2 mile walk |
| • Warrington Town Centre | 4 miles |
| • Manchester Airport | 20 miles via M56 |
| • Liverpool City Centre | 20 miles via M62 |
| • Manchester City Centre | 23 miles via M56 |

(Distances quoted are approximate)



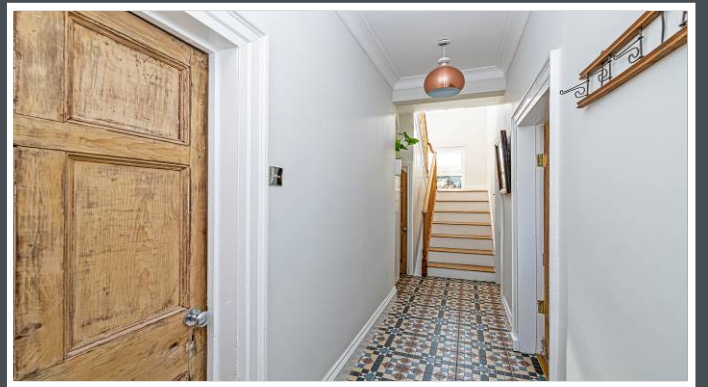
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: D
Lease Remaining: Years
Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



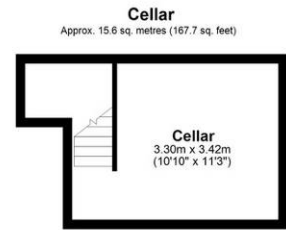






IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Total area: approx. 159.7 sq. metres (1719.4 sq. feet)



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

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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82 London Road, Stockton Heath, Warrington
Office@MarkAntonyEstates.com
www.MarkAntonyEstates.com

Tel: **01925 267070**