



Runcorn Road, Moore Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- Moore Village
- No Onward Chain
- Five Double Bedrooms
- Freehold
- Grade II Listed Building
- Substantial Garden
- Three Reception Rooms
- Off-Road Parking
- Three Bathrooms
- Original Features

DESCRIPTION

An enchanting Grade II listed, Georgian home with stunning original features, located in the Moore conservation area. Boasting five double bedrooms, three reception rooms and a substantial rear garden. This beautifully classic property offers ample living space and is a truly tempting family home.

Entry into this character property is via the cosy drawing room, leading to the dining room and separate lounge with a beautiful fireplace and original listed artwork. The hall provides access to the cellar, large WC and modern kitchen with a range cooker. This property showcases original beams throughout and has a heart-warming interior with an abundance of character and charm.

On the first floor, there are three double bedrooms and a family bathroom with bedroom one benefitting from a spacious dressing room. Bedrooms four and five are located on the second floor with a further bathroom, home study/office and an en-suite to bedroom four.

GARDEN

Sitting on a generous plot in the heart of Moore Village, this property celebrates a beautiful rear garden with a patio/seating area and a lovely pond, welcoming the local wildlife. There is a mixture of mature trees, plants, and shrubbery, creating privacy along the boundary of the lawns which stretch the length of the plot and overlook the local farmland.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Hall
- Drawing Room 4.05m x 4.10m
- Lounge 4.05m x 3.67m
- Dining Room 3.36m x 3.17m
- Kitchen 3.95m x 3.18m
- WC 2.34m x 2.66m

FIRST FLOOR

- Landing
- Bedroom One 4.05m x 3.67m
- Dressing Room 3.95m x 3.18m
- Bedroom Two 4.05m x 4.10m
- Bedroom Three 3.36m x 3.17m
- Bathroom 3.36m x 2.66m

SECOND FLOOR

- Landing
- Bedroom Four 4.05m x 3.67m
- En-suite 3.40m x 2.66m
- Bedroom Five 3.36m x 3.17m
- Bathroom 1.26m x 3.17m
- Study 4.05m x 4.10m

CELLAR

- Cellar 3.36m x 3.07m
- Storage 2.30m x 1.84m

LOCATION

Moore village is a unique and truly delightful village encircled by beautiful landscapes and canals. This idyllic village benefits from one popular public house and a local village store and 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. Moore Village is also in a conservation area.



DISTANCES

- Walton Garden 30 minute walk
- Stockton Heath Village 3 mile walk
- Warrington Town Centre 4 miles
- Manchester Airport 19 miles via M56
- Chester City Centre 19 miles via M56
- Manchester City Centre 26 miles via M56
- Liverpool City Centre 33 miles via M62

(Distances quoted are approximate)

GENERAL INFORMATION

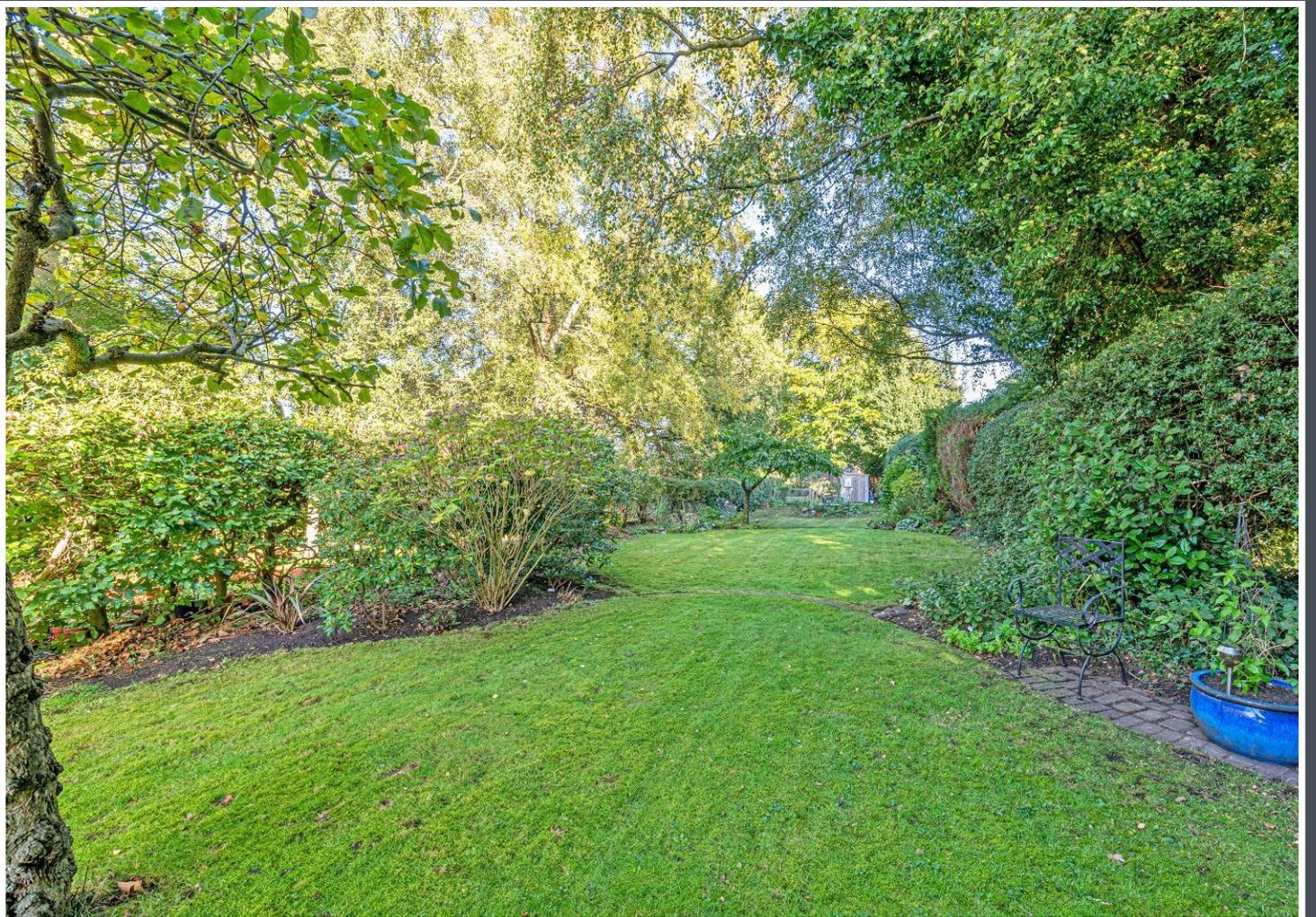
Local Authority: Halton Borough Council
Council Tax Band: G
Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

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



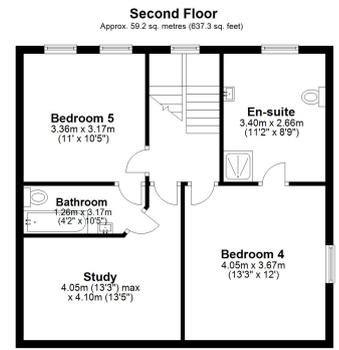
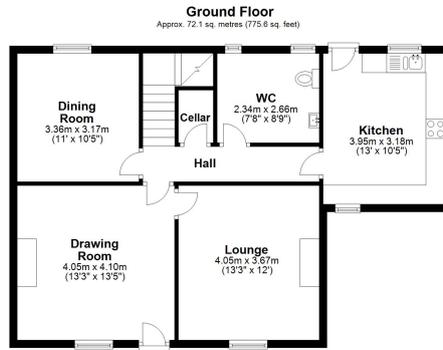
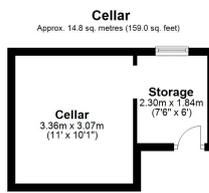




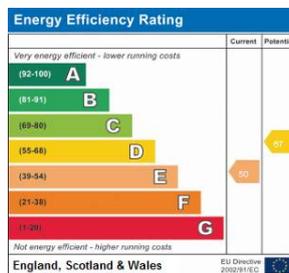


IMPORTANT NOTICE:

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. 218.1 sq. metres (2347.6 sq. feet)



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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