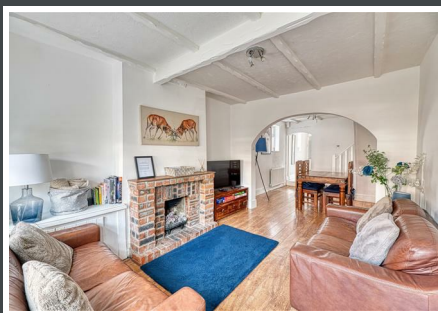




Runcorn Road, Moore Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- First Time Buyers
- Ample Living Space
- Freehold
- Ideal Location
- Two Bedrooms
- Two Reception Rooms
- Light and Airy
- Large Garden
- Close To Local Amentities

INTERIOR

Upon entering this home, you are welcomed by a spacious lounge, featuring a brick fire place, creating a warm and inviting atmosphere, making this the perfect place to relax and unwind. Moving seamlessly through the home, you then enter the dining room, which leads directly to the kitchen. Completing the downstairs, you will find the bathroom. Home to the first floor is two generously sized bedrooms, both offering built in wardrobes/storage.

GARDEN

This property celebrates a great sized rear private garden, which is mainly laid with lawn, with patio areas, making this perfect to enjoy warm summers outdoors with family and friends.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via Sky)



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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: Freehold

Tenure:

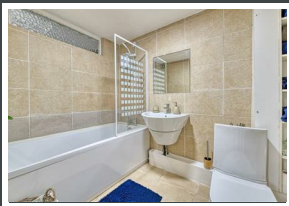
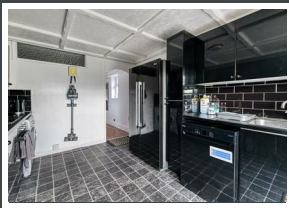
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



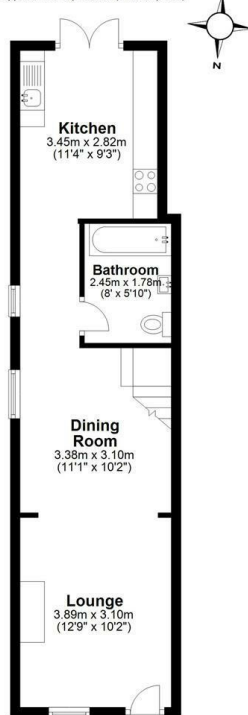


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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.

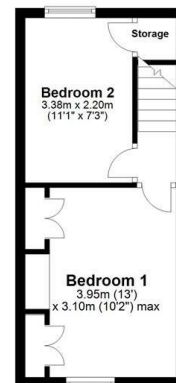
Ground Floor

Approx. 40.7 sq. metres (438.6 sq. feet)

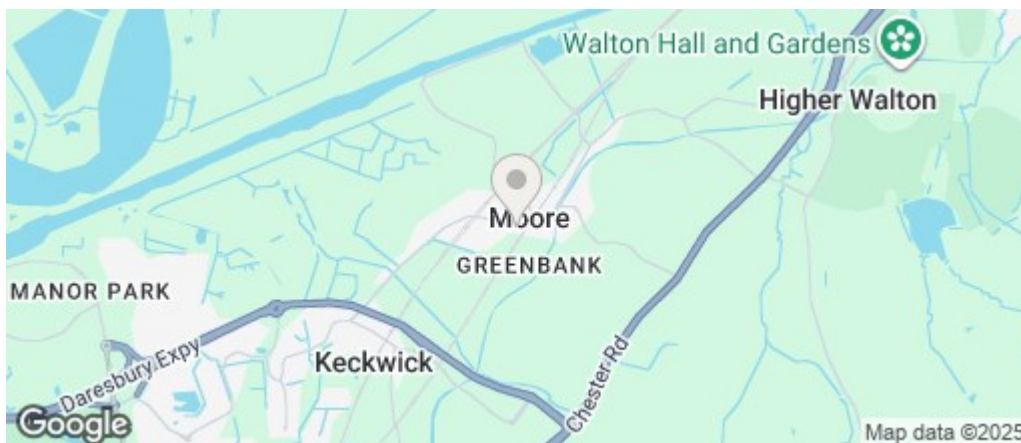


First Floor

Approx. 23.0 sq. metres (247.9 sq. feet)



Total area: approx. 63.8 sq. metres (686.5 sq. feet)



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 71 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

VIEWING ARRANGEMENTS

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

OTHER SERVICES

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

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



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