



**GASCOIGNE
HALMAN**

THE LONG BARN, MANOR FARM COURTYARD,
RUNCORN ROAD, MOORE, WARRINGTON

THE AREAS LEADING ESTATE AGENT



THE LONG BARN, MANOR FARM COURTYARD, RUNCORN ROAD, MOORE, WARRINGTON

Thoughtfully designed with the retention of many original barn features, any prospective buyer must surely be impressed with the vaulted beamed ceilings, 'ledge and brace' latch doors, lime plaster and lime wash and all blended with today's modern fittings. The living room is over 40" in length, whilst the eye catching modern kitchen is sure to please with a huge adjoining dining room. Additionally there is a utility room, integral garage, cloakroom, three bedrooms, two with en-suites and a main bathroom.





LOCATION

The Long Barn, Moore is situated in the designated greenbelt village of Moore. A picturesque stretch of the Bridgewater Canal passes through the village and Walton Golf Course is just a few miles away. There is excellent road access to Warrington, Frodsham, Runcorn and Stockton Heath village being approximately two miles away is an excellent urban village providing good local shopping and commercial facilities. Motorway access is easily gained at Daresbury (M56 junction 11 for connections to the M6 and M62) about two miles away and Manchester and Liverpool airports can be usually reached in normal traffic conditions in less than half an hour.

DIRECTIONS

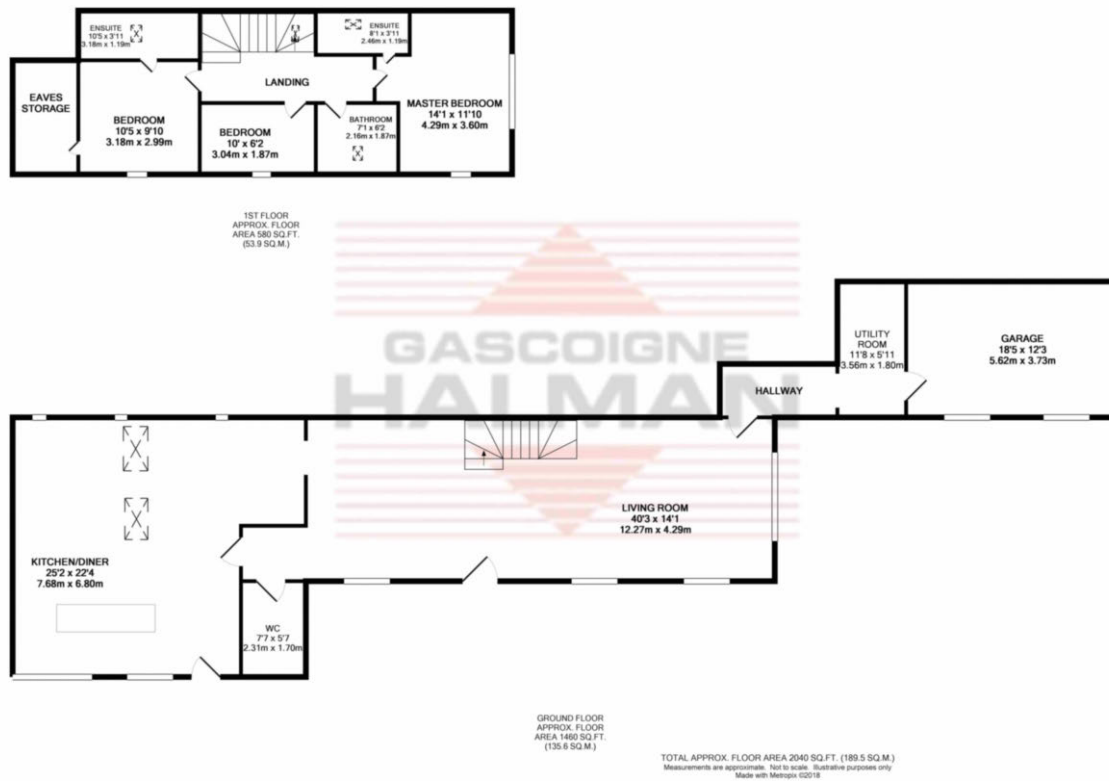
SAT NAV: WA4 6UD

TENURE

Freehold

LOCAL AUTHORITY

Halton BC - Tax Band F



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



STOCKTON HEATH OFFICE

01925 860 400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, WA4 6NJ

**GASCOIGNE
HALMAN**