



**GASCOIGNE  
HALMAN**

76 RUNCORN ROAD, MOORE, WARRINGTON

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THE AREAS LEADING ESTATE AGENT





## 76 RUNCORN ROAD, MOORE, WARRINGTON

A stunning six bedroom semi detached home set within a circa 1/3 of an acre plot. With immaculate accommodation over three floors, the property benefits from versatile living space, ample bedrooms along with beautiful garden surroundings and a double garage with room above.

In brief the accommodation comprises entrance hallway with stairs to the first floor. A double frontage to the house is currently laid out as a lounge and dining room whilst a family room to the rear has bi-folding doors to the rear patio. A versatile snug leads to the kitchen and has both study and seating areas. The kitchen with vaulted ceiling offers a fantastic entertaining space with cooking, seating, dining and utility space along with further bi-folding doors to bring the outside areas in. A wet room completes the ground floor.





To the first floor there are three double bedrooms and a family bathroom whilst to the second floor there are three further bedrooms.

Externally the property is set back from the road through gates with driveway parking extending along the side of the property to the double garage. The garage also has a staircase to a room above which could easily be converted to an office or hobby space. Private and lawned gardens are surrounded by mature hedgerows.

A viewing is highly recommended to appreciate the desirable setting and the spacious accommodation throughout.

### LOCATION

The property occupies an idyllic position in the sought after leafy Moore Village. Stockton Heath is a short drive where the village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

### DIRECTIONS

SATNAV: WA4 6TZ

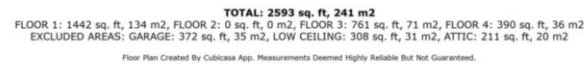
### TENURE

Freehold

### LOCAL AUTHORITY

Halton BC - Council Tax Band F





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