



**GASCOIGNE
HALMAN**

PENDEEN COTTAGE, MOSS LANE, MOORE,
WARRINGTON

THE AREAS LEADING ESTATE AGENT

"Location location" A three bedroom detached bungalow situated in the quaint village of Moore and surrounded by countryside. With gardens to the front and rear the bungalow also benefits from driveway parking.

In brief the accommodation on offer comprises entrance vestibule with UPVC front door. A lounge/diner with dual aspect windows and feature fireplace. The kitchen overlooks the rear garden with door to the side driveway. Three bedrooms are accompanied by a shower room.

Externally the bungalow is set back and elevated from the road with a beautiful lawned garden. A driveway offers off road parking which leads down the side of the property through wrought iron gates. To the rear is a good size lawned garden with mature borders.

LOCATION

Stockton Heath 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

For SatNav purposes: WA4 6UU

TENURE

Freehold

LOCAL AUTHORITY

Halton BC - Council Tax Band D

EPC RATING

Current - C

STOCKTON HEATH OFFICE

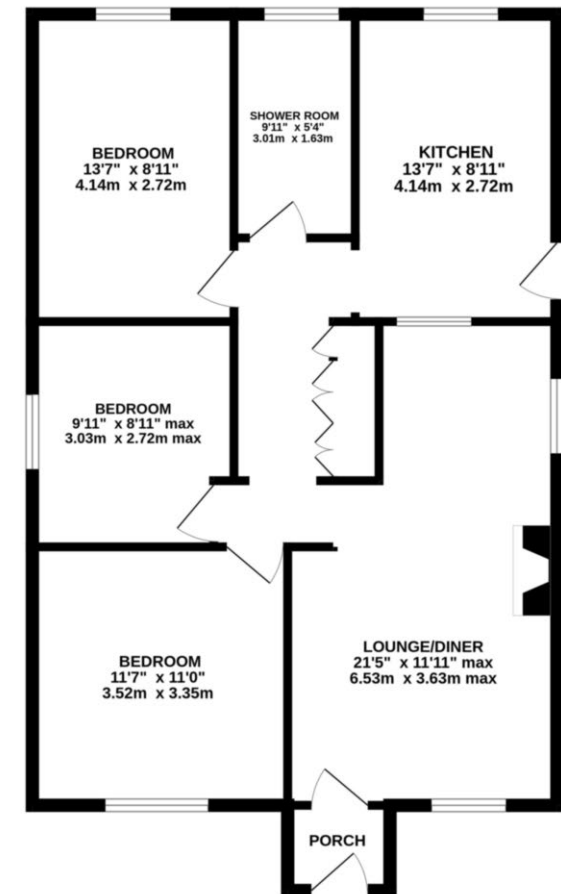
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GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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