



**GASCOIGNE
HALMAN**

THE ROCK, HOBBS LANE, MOORE, WARRINGTON

THE AREAS LEADING ESTATE AGENT

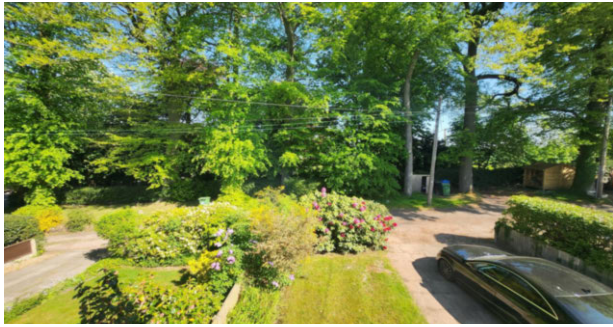


THE ROCK, Hobb Lane, Moore, Warrington

With stunning views of open fields behind, this three bedroom extended semi detached home is located in a semi rural and private position just off Hobb Lane, which is a 10 minute drive from both Stockton Heath and the M56 motorway making it an ideal location for both commuters and amenities.

In brief the accommodation on offer comprises entrance hallway with stairs to the first floor and downstairs WC. The property has been extended to the rear, making a fantastic open plan, kitchen, living and dining space stretching from the front to rear with double doors to the garden. There is also a separate utility room.





To the first floor there are three bedrooms with views from the rear bedroom over the fields behind, the front two overlook the private road and front garden. A bathroom completes the internal accommodation.

Externally the property has an attractive lawned garden to the front and a driveway which leads down the side of the property to the garage. To the rear is a flagged patio and southerly facing lawned garden with greenhouse. A large detached garage has power and workshop to the rear.

Sold with no onward chain, this property needs to be viewed to appreciate the location and potential on offer.

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

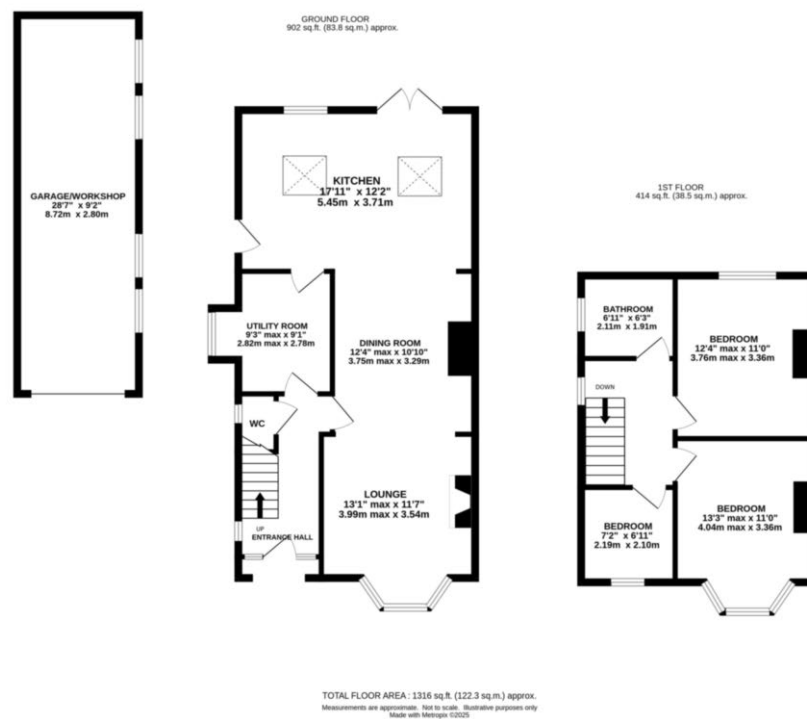
SATNAV: WA4 5LS

TENURE

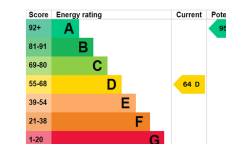
Freehold

LOCAL AUTHORITY

Warrington MBC - Council Tax Band D



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