Banner^{& co}

Runcorn Road, Moore, Warrington, WA4 6UD

£275,000 Page 2 Land 2









Delightful fully renovated and extended mid terrace cottage situated in the heart of Moore village. This property is ready to move into and benefits from an extension to the rear. Briefly comprising Lounge, dining kitchen with integrated oven, hob, microwave, dishwasher, fridge, and freezer, two double bedrooms and family bathroom. New gas central heating and double glazing. Large rear garden. No Chain. EPC C. Freehold.



Key Features

- Fully renovated throughout
- · Re-fitted bathroom
- · Large rear garden
- New combination central heating boiler
- · Boarded loft

- · Rear extension
- Re-fitted kitchen with integrated appliances
- New Gas Central Heating and Upvc Double Glazing
- · Oak internal doors and balustrade
- · No Chain

DINING KITCHEN
215" max x 10'10"
6.53m max x 3.30m

LOUNGE
12'11" x 10'10"
3.93m x 3.30m

GROUND FLOOR 361 sq.ft. (33.6 sq.m.) approx.

BEDROOM 1
14'2' × 10'10"
4.32m × 3.30m

BATHROOM
777 × 44'
2.13m × 1.31m

LANDING

BEDROOM 2
12'10" × 10'10"
3.92m × 3.30m

1ST FLOOR 327 sq.ft. (30.4 sq.m.) approx

TOTAL FLOOR AREA: 688 sq.ft. (64.0 sq.m.) approx.

Whist every attempt has been made to ensure the accusary of the foreign contained mere, measurement of doors, worknows, rooms and any other laters are approximate and no responsibility is tablen for any entro-orissisn or mis-statement. This plan is not situativate purposes only and should be used as such by any prospective purchaste. The services, systems and appliances shown have not been tested and no grazients as to their operations of the services.