

Moore



Location

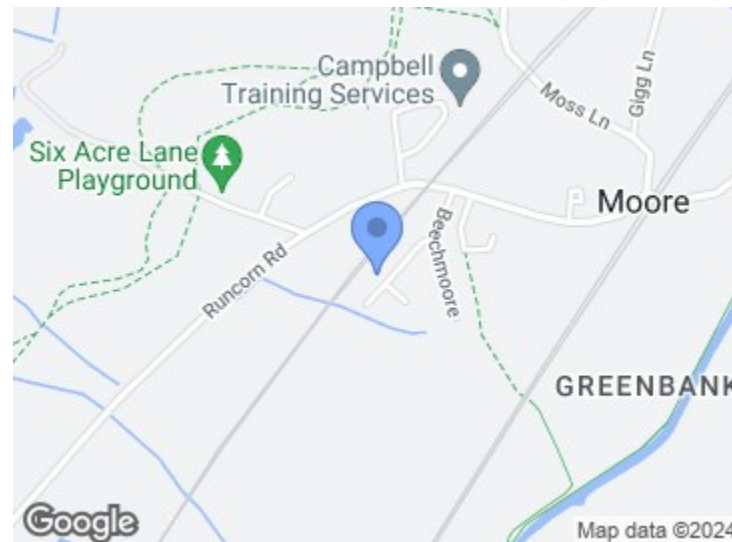
Moore is a village and civil parish in the Borough of Halton neighbouring Daresbury and Walton.

Occupying a picturesque location with the 'Bridgewater Canal' opposite providing an ideal setting for walkers and families looking for perfect picnic areas. The leafy surroundings of the village benefit from a traditional pub, shop combined with a post office and is home to 'Moore Nature Reserve'

Nearby is the cosmopolitan village of Stockton Heath which offers a fashionable lifestyle including retail outlets, restaurants, bars, banks and building societies. For more comprehensive shopping needs the larger more commercial town of Warrington is readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool Airports. Further to the area are a range of local schools catering for all ages with highly regarded reputations.



Total area: approx. 106.6 sq. metres (1147.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DETACHED BUNGALOW on CORNER PLOT | Much IMPROVED | NO ONWARD CHAIN | OPEN PLAN Dining Kitchen | LARGE Main Bedroom | GENEROUS Garden & PATIO Area. Set within a recognised location, this detached bungalow offers tastefully presented accommodation including a welcoming entrance hall, lounge with a contemporary fireplace and patio doors leading to the garden. Dining kitchen complete with recently fitted matching units, stunning centre island, new appliances, patio doors, two bedrooms and a bathroom. Externally, there are well stocked gardens, driveway parking and a garage.

£375,000



www.cowdelclarke.com

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Moore Hollybank



Accommodation

Occupying a sought after location with a most generous plot, this much improved bungalow enjoys light and airy accommodation including a Entrance hallway with low maintenance wood effect flooring, lounge with feature fire and surround, patio doors to the garden, beautiful dining kitchen boasting a range of recently fitted units and centre island finished in light grey, integrated appliances and patio doors, utility room, two bedrooms and the main bathroom. Externally, there is a particularly well proportioned garden predominantly laid to lawn with a number of well stocked flowerbeds. The detached garage is located to the side elevation. . The front enjoys an open plan lawned garden adjacent to a double driveway. Located in a leafy village close to countryside walks including the Bridgewater canal is close by. Offered for sale with no chain.

Entrance Hall

14'11 x 3'0 (4.55m x 0.91m)

Lounge

14'0 x 13'11 (4.27m x 4.24m)

Dining Kitchen

17'4 x 13'11 (5.28m x 4.24m)

Utility Room

9'6 x 7'6 (2.90m x 2.29m)

Bedroom One

13'6 x 12'7 (4.11m x 3.84m)

Bedroom Two

14'0 x 10'1 (4.27m x 3.07m)

Shower Room

10'0 x 6'10 (3.05m x 2.08m)

Outside

Tenure

Freehold.

Council Tax

TBC

Local Authority

Halton Borough Council



Services

No tests have been made of main services, heating systems or associated appliances, neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchasers is advised to obtain verification from their solicitor or surveyor

Postcode

WA4 6UF

Possession

Vacant possession upon completion.

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.

