

# Moore

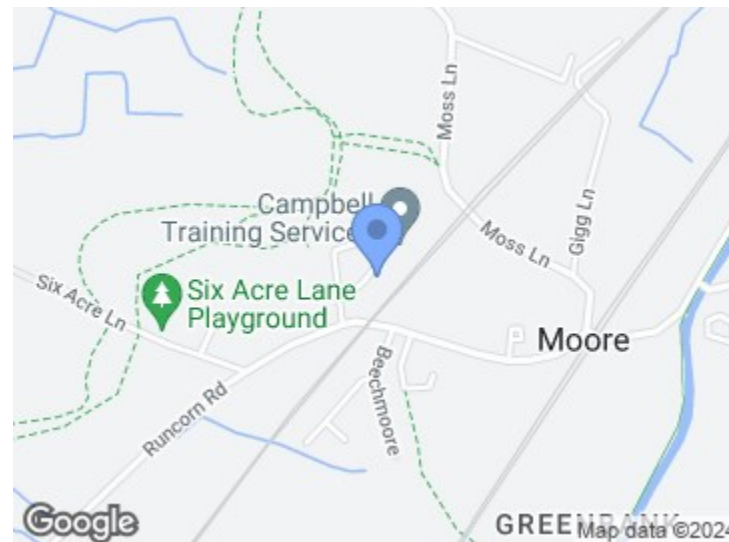


## Location

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.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

CONVENIENT LOCATION | PRIVATE & LANDSCAPED REAR GARDEN | WALKING DISTANCE TO MOORE PRIMARY SCHOOL | CLOSE TO MOORE NATURE RESERVE. This well presented 1960's semi-detached home offers generously proportioned accommodation in a popular and convenient residential location. The current vendors have updated the property with modern central heating boiler, double glazed PVC windows and manicured front and rear gardens.

£260,000



# Moore Lindfield Close



## Accommodation

Located in a popular residential location just a short stroll to Moore Primary School, this well maintained three bedroom semi detached home offers well proportioned accommodation and enjoys a generous, landscaped, private rear garden. The property enjoys off road-parking and a secure car-port. Moore offers an array of scenic walks and is home to a renowned conservation area, with wildlife on display all year round.

## Entrance Porch

6'9" x 2'11" (2.08m x 0.9m)  
PVC Front door, PVC Windows and storage cupboard.

## Entrance Hallway

14'1" x 5'2" (4.3m x 1.6m)  
Frosted and panelled front door leads to a welcoming entrance hallway, with telephone point, central heating radiator, under stairs storage and access to the first floor.

## Lounge

13'9" x 11'5" (4.2m x 3.5m)  
PVC Window to the front elevation, ceiling coving, T.V Point, open fire with tiled surround and granite hearth. An open plan arrangement provides access to the dining room:

## Dining Room

8'0" x 8'2" (2.46m x 2.5m)  
Wood effect flooring, central heating radiator, ceiling coving, PVC Sliding door opening onto the garden room.

## Garden Room

7'3" x 6'2" (2.23m x 1.9m)  
Overlooking the rear garden, with a southerly aspect, the garden room provides a private view of the beautifully landscaped gardens.

## Kitchen

8'2" x 8'2" (2.5m x 2.5m)  
A modern kitchen comprising a match of eye and base level units complimented with a laminate worksurface and a tiled splashback. Integrated appliances include a four ring 'Beaumatic' gas hob with extractor above, 'CDA' Oven with space for microwave above, Stainless sink with drainer and chrome mixer tap PVC Double glazed window to the rear elevation, access to understairs storage housing a 'Worcester' boiler and storage below.

## Car Port

PVC carport with double timber frame doors.



## First Floor

### Landing

PVC Frosted window to the side elevation, loft access.

### Bedroom One

10'2" x 13'1" (3.1m x 4m)  
PVC Window to the front elevation, central heating radiator, integrated sliding & mirrored wardrobe.

### Bedroom Two

10'9" x 10'3" (3.3m x 3.13)  
PVC Window to the rear elevation, central heating radiator and storage cupboard.

### Bedroom Three

9'6" x 6'2" (2.9m x 1.9m)  
PVC Window to the front elevation, integrated storage cupboard and central heating radiator.

## Shower Room

6'2" x 6'2" (1.9m x 1.9m)  
A recently fitted modern shower room with generous walk in shower and 'Arezzo' style glass shower screen & 'Triton' shower within. Panelled wood ceiling, PVC Frosted window to the rear elevation, integral storage unit housing a low level W.C and hand wash basin with chrome mixer tap, shaver point and chrome ladder style radiator.

## Outside

The property is complimented with established and well maintained front & rear gardens. The front garden is lawned with established and well manicured borders, along with off road parking and access to the secure PVC carport. The rear garden has been landscaped by the current owners and offers established borders with a good mix of low level shrubbery and fencing on all borders. There is a low level feature sandstone wall dividing the split level.

A converted and divided garage provides a utility room with light and power with plumbing and space for a washer / dryer. The rear of the garage is ideal for storage or a workbench.

## Tenure

Advised Freehold

## Council Tax

Tax Band 'C' £1,806.41 2023/2024

## 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 purchaser is advised to obtain verification from their solicitor or surveyor.

## Postcode

WA4 6UG

## 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.

