

# Moore



NO CHAIN I CIRCA '1902' VICTORIAN TERRACE I BEAUTIFULLY REFURBISHED I 'PIPPY' OAK FEATURES I SOUTH FACING, PRIVATE, TIERED GARDEN. This characterful mid terrace has been tastefully modernised by the current owners and has undergone significant improvement over recent years. Particular mention must be made of the additional external space, the recently overhauled central heating, recently fitted kitchen and beautifully finished shower room.

£260,000

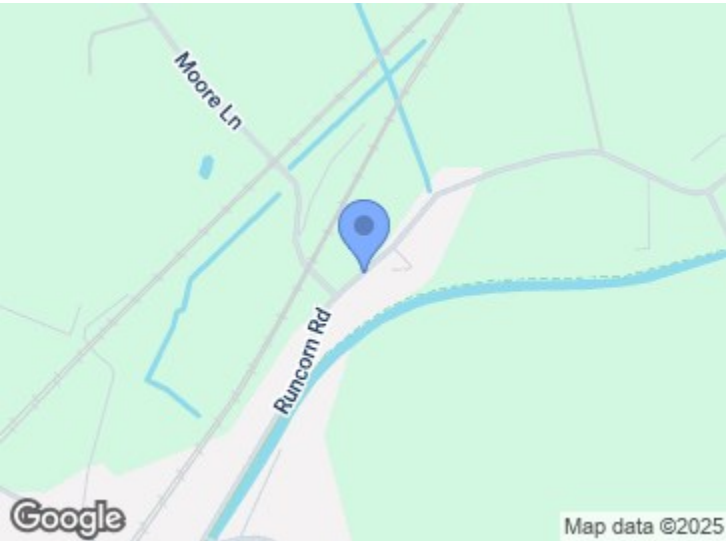
Tel: 01925 600 200


## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 69.0 sq. metres



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# Moore Runcorn Road



## Accommodation

A beautifully presented Victorian terrace dating circa 1902. The current vendors have renovated the property to a high standard throughout, including a recently fitted kitchen with branded appliances, a modern shower room with large bathroom tiles, 'Pippy' Oak Window sills, a mix of wood and quarry tiled flooring to name a few, complimented with a delightful, private lawned rear garden.

## Lounge

12'9" x 10'2" (3.9m x 3.1m)

PVC frosted front door opens onto the lounge; feature brick fireplace with Oak mantle and tiled heart, contemporary style wooden flooring, picture rails, skirting boards, leaded PVC Double glazed window to the front elevation with 'Pippy' Oak window sill and fitted window shutter, T.V point and central heating radiator.

## Dining Room

12'1" x 9'10" (3.7m x 3m)

Continued wooden flooring, picture rail, PVC Double glazed patio doors opening onto the rear elevation, vertical central heating radiator, access to under stairs storage and Kitchen:

## Under Stairs Storage

Quarry tiled flooring with space for a washing machine, cloaks and shoe storage.

## Kitchen

9'10" x 7'4" (3.0m x 2.25m)

A beautifully finished kitchen with Quartz worktops and a range of matching eye and base level 'Navy' units. Integrated appliances including: 'Hotpoint' Oven with matching microwave above, 'Hotpoint' integrated fridge with freezer below, 'Neff' Four ring gas hob with matching extractor above and a 'Hotpoint' slimline dishwasher.

Worktops are complimented with a tiled splashback and house a 'Belfast' style sink with chrome 'U' shape mixer tap. Tiled, wood effect flooring, central heating radiator, PVC Door to the rear elevation and PVC Window with 'Pippy Oak' window sill to the side elevation.

## First Floor

Traditional split level recessed landing with, picture rail and loft access.

## Bedroom One

13'1" x 9'10" (3.99m x 3m)

Enjoying a private aspect overlooking established shrubbery to the front elevation, bedroom one features floor to ceiling integrated wardrobes, a central heating radiator, T.V Point and PVC Double glazed window to the front elevation with 'Pippy' Oak window sill and integrated shutters.



## Bedroom Two

12'1" x 7'6" (3.7m x 2.3m)

PVC Window with 'Pippy' Oak window sill overlooks the beautifully presented rear garden, central heating radiator.

## Shower Room

9'10" x 7'4" (3.0m x 2.25m)

Recently fitted shower room with marble effect tiled floor and grey tiled wall, large enclosed shower with recessed shelving, Chrome shower head, Chrome shower controls and Chrome hand held shower. 'Floating' W.C, Porcelain sink unit with Chrome mixer tap set in a wood effect 'Floating' wall mounted unit. Matt grey ladder style radiator, Spotlights, ceiling extractor fan, PVC Leaded double glazed window to the rear elevation with 'Pippy' Oak window sill. There is a further storage cupboard housing the recently fitted combi-boiler.

## Outhouse & Rear gardens

With continued attention to detail, the outside space has been enhanced and improved by the current owners and now offers a fantastic area for relaxing or entertaining alike. There is a pleasant seating area at the back of the property which leads to a larger, more established green space.

Accessed off the kitchen, the immediate seating area has traditional block paving, traditional walled borders, outside power points, two outside taps, modern exterior lighting and access to the outhouse: The panelled outhouse includes a 'Quarry' tiled floor, modern W.C and is accompanied with a modern handwash basin with Chrome tap.

There is a larger garden accessed via an impressive flagged underlit stairway. This garden enjoys lawn in the main, with a private flagged south facing patio area ideal for relaxing, barbecuing and al-fresco dining. Borders feature a mix of modern, recently installed fencing and established hedging and shrubbery which provide good screening and privacy. There are also low maintenance, low level timber planters laid with slate shingle.

## Tenure

## Council Tax

Tax Band 'C' £1,806.41 per annum as of 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 6TX

## 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.

