

Moore

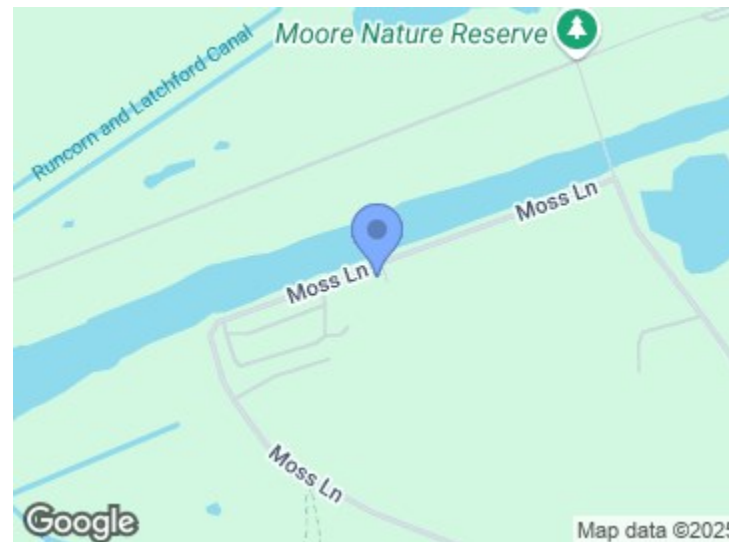


Location

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		
(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	



CUL-DE-SAC OF FOUR SIMILIAR PROPERTIES I THROUGH LOUNGE / DINER I IMMEDIATE PARKING & VISITOR SPACE I EN-SUITE DRESSING ROOM & SHOWER ROOM I WORCESTER COMBI BOILER & PVC DOUBLE GLAZING I TWO DOUBLE BEDROOMS I GARDENS This well presented 'Over 50's' Park Home is located on the popular 'Promenade Park', with countryside walks and Moore Nature Reserve within close proximity. Featuring two double bedrooms with en-suite dressing and en-suite shower room, a private rear garden and generous proportions throughout.

£125,000

Moore Moss Lane



Accommodation

This popular development overlooking the Manchester Ship Canal offers practical living for over 50's. This charming Park Home is located within a cul-de-sac of four similar properties, with immediate off road parking and gardens to all elevations. Comprising entrance hallway, Lounge / Diner, generous Kitchen with Worcester Combi-boiler, two double bedrooms with en-suite dressing and en-suite shower to the main, further double bedroom with integrated wardrobe space. Externally there are beautifully manicured gardens to all elevations, with a South Westerley facing patio area accessed off the lounge. Pitch fees equal £196.75pcm and are reviewed every April / May dependant on RPI (Retail price index)

Entrance Hallway

4'0" x 4'1" (1.24m x 1.26m)

PVC Frosted front door opens onto a welcoming entrance hallway, with PVC Double glazed window to the side elevation, convenient cloaks cupboard and access to:

Lounge / Diner

18'8" x 14'8" (max) (5.7m x 4.48 (max))

Dual aspect with PVC Windows to the front and side elevations, with patio doors opening onto a south westerly facing patio area. Central heating radiator, feature fireplace with tiled hearth, ceiling coving and ceiling lights,

Dining Kitchen

10'9" x 9'4" (max) (3.3m x 2.87m (max))

A range of matching eye and base level units, complimented with a roll top heat resistant work surface and tiled splashback. Space for fridge freezer, Gas hob with oven below and extractor above, sink with hot & cold mixer tap with drainer, PVC Window to the side elevation. Convenient storage cupboard housing a 'Worcester' Combi-boiler. Central heating radiator and ceiling coving.

Bedroom One

10'8" x 9'4" (3.26m x 2.87m)

PVC Window to the side elevation, central heating radiator, ceiling light, access to the dressing area and en-suite Shower Room:

En-Suite Dressing Room

5'6" x 3'7" (1.7m x 1.1m)

Range of wardrobe space including hanging and shelving space.



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 6WX

Possession

Vacant possession upon completion.

Viewing

Strictly by prior appointment with Cowdel Clarke on 01925 600200.

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Tenure

Agreed under a pitch fee to Promenade Park management company. There is a 'pitch fee' which is currently £196.75 per month, which is reviewed every April / May and increases along with Retail Price Index (RPI).

Local Authority

Tax Band 'A'
Halton Borough Council

Council Tax

Viewing

Re-Sale

N.B Promenade Park Management Company are eligible for a 10% apportionment of the sale price for administrative duties relating to the sale of each park home.



En-Suite shower room

5'6" x 4'11" (1.7m x 1.5m)

Three piece shower room comprising enclosed shower with electronic power shower, low level W.C, Corner hand wash basin with Chrome hot and cold tap, PVC Frosted window to the side elevation, ceiling light, central heating radiator and ceiling extractor.

Bedroom Two

9'4" x 8'10" (2.87m x 2.7m)

PVC Window to the side elevation, central heating radiator, integrated wardrobe providing hanging and shelving space.

Bathroom

6'6" x 5'8" (2m x 1.73m)

Three piece suite comprising hand wash basin with hot and cold taps, low level W.C, Panelled bath with hot & cold taps, central heating radiators, frosted PVC window to the side elevation, ceiling light and extractor fan.

Outside

Externally the property features gardens to the front, rear and both side elevations. There is a convenient storage area and south westerly facing patio accessed off the lounge.

