



**GASCOIGNE
HALMAN**

206 RUNCORN ROAD, MOORE, WARRINGTON

THE AREAS LEADING ESTATE AGENT



206 RUNCORN ROAD, MOORE, WARRINGTON

An exceptional and rare development opportunity situated in the highly sought-after semi-rural village of Moore. Set centrally within a generous freehold plot of just over 1/4 of an acre (approximately), this three-bedroom detached home represents an unmissable blank canvas. The property is ripe for a complete rebuild, substantial extension, or full modernization (Subject to Planning Permission), echoing the successful transformations of several neighbouring properties along Runcorn Road. Offered to the market with the distinct advantage of no onward chain, this property is ideal for developers, investors, or self-builders looking to create a bespoke design in a peaceful, picturesque location.



Occupying a central position within its wrap-around garden, the property features two spacious reception rooms both overlooking the surrounding fields, a versatile kitchen/dining room, practical under-stair storage, and a downstairs WC. Upstairs are three bedrooms, offering ample space for built-in wardrobes, alongside a central family bathroom. The roof is fitted with solar panels, providing an excellent foundation for energy efficiency. Complete with a private driveway, large detached garage perfect for secure parking or workshop space, alongside traditional brick outbuildings for additional outdoor storage. Sold with no onward chain.



LOCATION

Situated on Runcorn Road in the idyllic village of Moore, the property enjoys a quiet, rural atmosphere while remaining remarkably well-connected. Residents can enjoy scenic walks along the nearby Bridgewater Canal and take advantage of the local amenities. For a broader range of premium dining, boutique shopping, and bars, the vibrant urban village of Stockton Heath is just approximately 2 miles away. The property sits within a prime catchment area for highly regarded local schools and offers swift access to regional transport networks, including the M56 motorway and nearby rail links at Warrington and Runcorn, making it an ideal choice for commuters heading to Manchester, Liverpool, or Chester. Additionally, international travel is effortless, with both Manchester Airport and Liverpool John Lennon Airport accessible within an easy 30 to 40-minute drive.

DIRECTIONS

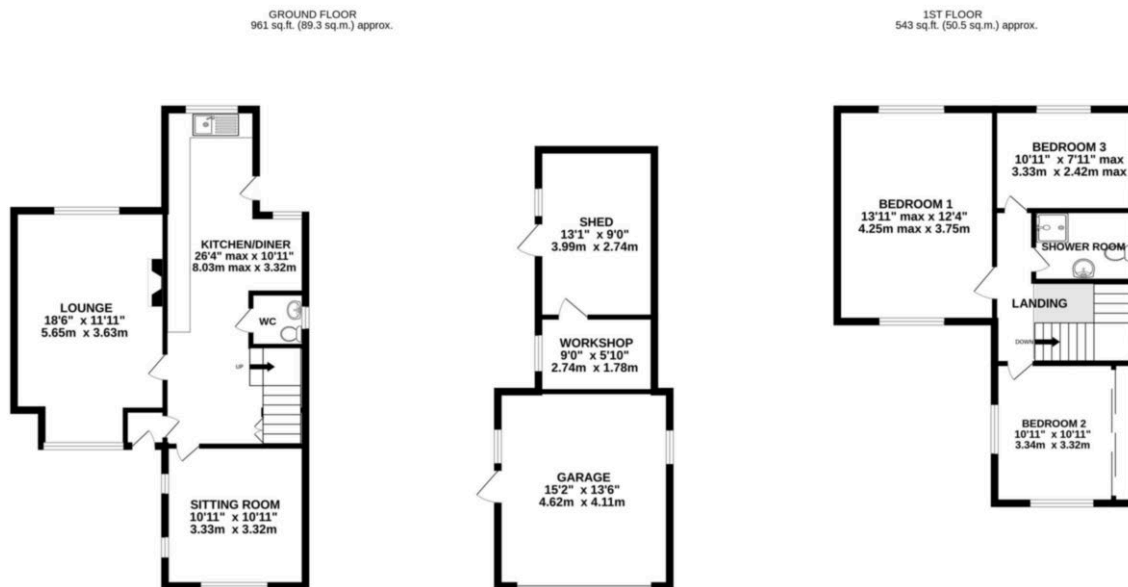
SatNav: WA4 6SY

TENURE

Freehold

LOCAL AUTHORITY

Halton BC - Council Tax Band E



TOTAL FLOOR AREA: 1504 sq.ft. (139.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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