



**GASCOIGNE
HALMAN**

109 RUNCORN ROAD, MOORE, WARRINGTON

THE AREAS LEADING ESTATE AGENT



109 RUNCORN ROAD, MOORE, WARRINGTON

Situated in a charming village setting, this attractive Grade II listed property has been beautifully extended and refurbished throughout. The result is a light, bright, and airy home that retains a wealth of period features while offering modern comfort.

The accommodation comprises an entrance hallway with Minton tiled flooring, a lounge with log burner and a versatile study are to the front with sash windows, whilst a modern fitted kitchen opens into a stunning extension with open-plan dining and living space along with a downstairs WC. Sliding doors span the rear of the property, leading out to a patio and large lawned garden with wonderful countryside views. Underfloor heating runs throughout the ground floor, while stairs lead down to the cellar, which offers a utility area and ample storage space.





To the first floor, there are three spacious double bedrooms and a large family bathroom featuring a roll-top bath and separate shower enclosure.

The south-facing garden provides a private and peaceful outdoor retreat with far-reaching views across open countryside. Two outbuildings provide useful storage space.

DIRECTIONS

SAT NAV: WA4 6UD

LOCATION

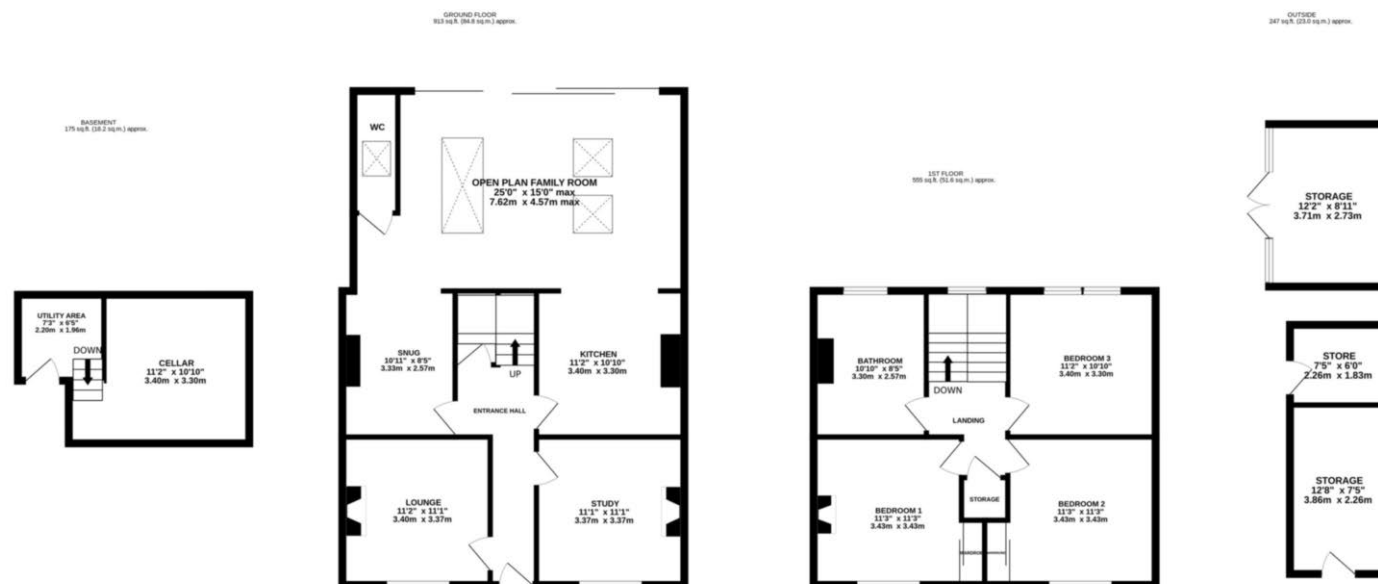
Moore Village is set in Cheshire and offers idyllic living with beautiful landscapes and canals. Runcorn Road is situated in the designated greenbelt village of Moore. A picturesque stretch of the Bridgewater Canal passes through the village and Walton Golf course is just a few miles away. There is excellent road access to Warrington, Frodsham, Runcorn and Stockton Heath village being approximately three miles away is an excellent urban village providing good shopping and commercial facilities. Motorway access is easily gained at Daresbury (M56 junction 11 for connections to the M6 and M62) about two miles away and Manchester and Liverpool airports can be reached in normal traffic conditions in less than half an hour.

TENURE

Freehold

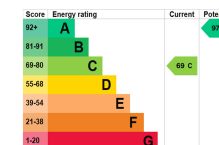
LOCAL AUTHORITY

Halton Borough Council - Council Tax Band D



TOTAL FLOOR AREA: 1890 sq.ft. (175.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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