



Runcorn Road, Moore, Warrington, Cheshire

Offers Over £365,000

 **Adams**

Runcorn Road, Moore, Warrington, Cheshire

This comprehensively remodelled and extended semi-detached home occupies a prime position on Runcorn Road, Moore and benefits from open aspect views to both the front and rear elevations.

Features of the accommodation include; entrance hall, two separate reception rooms, a 26ft kitchen / diner, utility, WC, three bedrooms and family bathroom. Outside there is driveway parking for several cars, brick built garage / store and a large rear garden.

Early Viewing Essential.





Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

Agents Notes

During the last twelve months this property has been comprehensively extended & remodelled by our clients. The accommodation benefits from new windows & doors (remainder of 10 year fensa guarantee), a new central heating system, a full rewire & replumb.

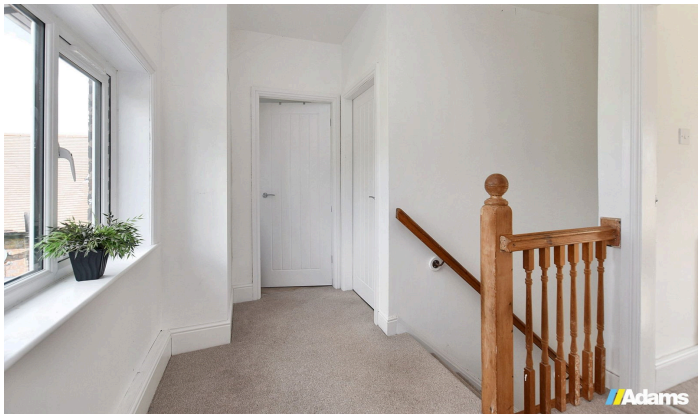


Tenure: Leasehold

Lease Term: 996 years from 29/09/1926 (898 years remaining)

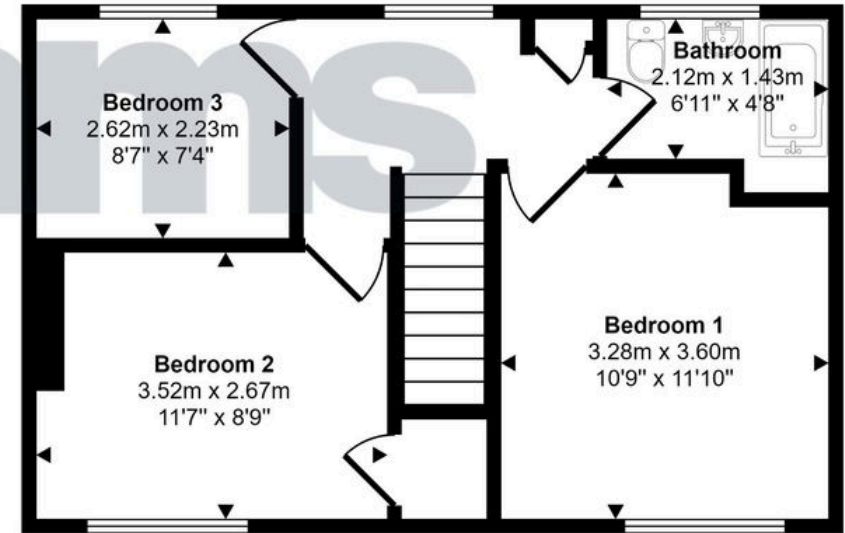
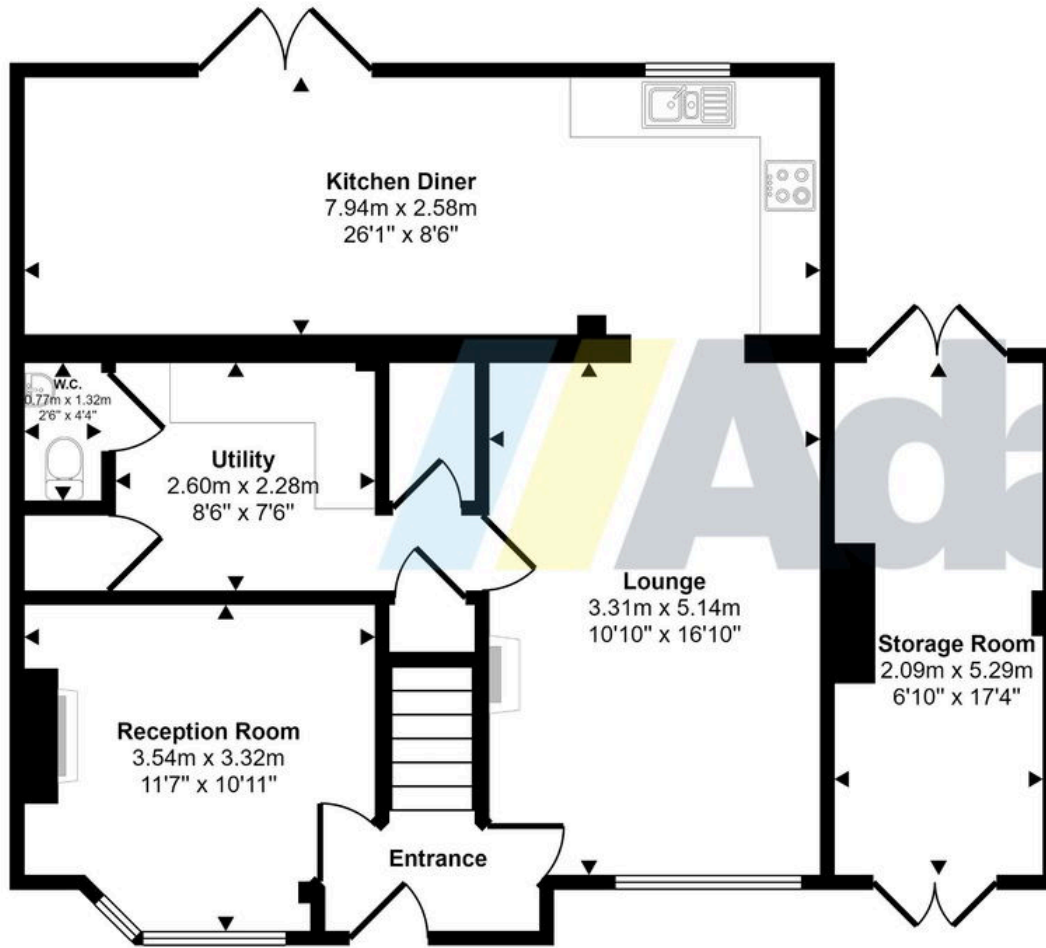
Annual Ground Rent: TBC







Approx Gross Internal Area
119 sq m / 1276 sq ft



First Floor
Approx 40 sq m / 434 sq ft

Ground Floor
Approx 78 sq m / 842 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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