



Adams
Your local property experts

Runcorn Road, Moore, Warrington, WA4 6TX

£225,000

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- Period Terrace Property
- Popular Village Location
- For Sale by Modern Auction – T & C's apply
- Buyers fees apply
- No Chain Delay
- Superb Canalside Position
- 23ft Lounge / Diner
- Subject to Reserve Price
- The Modern Method of Auction
- Early Viewing Advised



***** CANALSIDE LOCATION *****

A charming period terrace property located within the popular village of Moore.

Features include; gas fired central heating, UPVC double glazing, entrance vestibule, a 23ft open plan lounge / dining room, modern fitted kitchen, first floor landing, two bedrooms and bathroom. Outside the large rear garden benefits from a favourable southerly aspect and direct access onto the Bridgewater Canal at the rear.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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