





# Runcorn Road, Moore, Warrington, Cheshire

£365,000

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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.

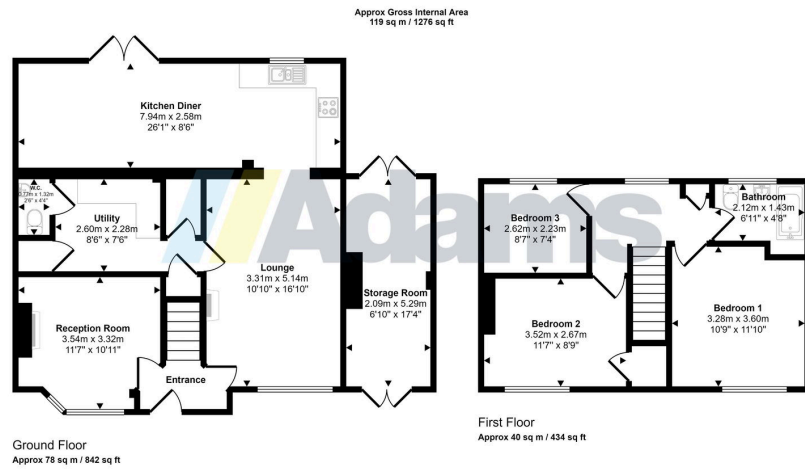
Tenure: Leasehold

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

Annual Ground Rent: TBC

Council Tax Band: D





- Double Fronted Semi Det House
- Open Aspect To Front & Rear
- Extended To Side & Rear
- 26ft Kitchen / Diner
- Three Bedrooms
- Sought After Village Location
- Comprehensively Modernised
- Two Reception Rooms
- Utility & Cloaks / WC
- Viewing Essential

