



**Adams**

# Runcorn Road, Moore, Warrington

Offers Over £425,000

 3  2  2



A superb development opportunity on Runcorn Road, Moore. This substantial detached dorma bungalow occupies a large private plot with views over open fields at the front and Moore nature reserve at the rear and offers huge scope for extension / redevelopment (subject to the necessary consents being obtained).

Features briefly include; entrance hall, lounge, morning room, kitchen, bedroom one, bedroom two / dining room, bathroom, first floor landing, bedroom three, ensuite and store room. Outside there are mature gardens, driveway parking for multiple vehicles and a large brick built double garage.

**Early Viewing Essential. No Chain Delay With This Sale.**

## **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**

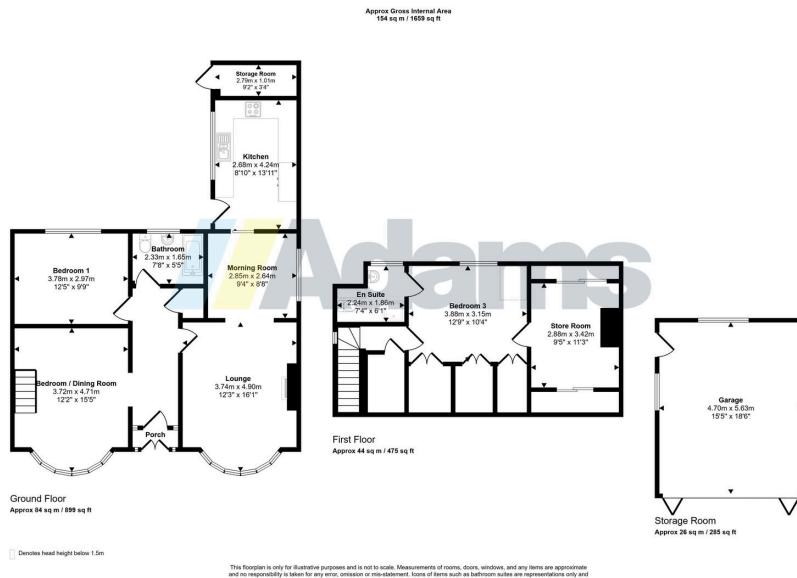
Tenure: Freehold

Council Tax Band: D

EPC Rating: TBC

Local Authority: Halton Borough Council





- Substantial Detached Dorma Bungalow
- Huge Potential
- Open Views Over Fields
- Two / Three Bedrooms
- Early Viewing Advised
- Superb Development Opportunity
- Sought After Moore Location
- Large Private Plot
- Two / Three Reception Rooms
- No Chain Delay

### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient – lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   | 51                      | 60        |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient – higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |