



Runcorn Road, Moore Warrington, Cheshire

Positioned on a Superb Sized Plot • Home to Five Generous Bedrooms • Situated in the Desirable area of Moore • Offered for sale with No Onward Chain • Perfect Family Home • A Fantastic Opportunity to Modernise • Freehold Title • Four Great Sized Reception Rooms • Multiple Outbuildings • Great Sized Driveway



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering, you are welcomed by a spacious entrance hallway that sets the tone for the rest of the property. The main lounge provides a comfortable space to relax and flows seamlessly into a smaller sitting area, perfect for reading or enjoying a quiet retreat. A separate family room leads through to a charming snug, where beautiful patio doors flood the room with natural light and provide direct access to the rear garden.

The ground floor also benefits from a convenient WC, a formal dining room ideal for entertaining, and a spacious kitchen/breakfast room that serves as the heart of the home. The dining room is a particular highlight, featuring an impressive exposed brick feature wall with a stunning log-burning stove, creating a cosy focal point that's perfect for family gatherings and entertaining guests. A separate utility room offers additional storage and practicality, with direct access to the rear of the property. Completing the ground floor is a useful cellar, providing excellent additional storage.



The first floor hosts four well-proportioned bedrooms each with their own En-suite or bathroom for each bedroom. The impressive principal bedroom features built-in wardrobes, an En-suite bathroom and a separate shower room, creating a luxurious private suite.

The second floor offers exceptional flexibility, featuring a fifth bedroom, an additional bathroom, and two further versatile rooms. Beautiful exposed beams continue throughout this level, adding charm and character while creating a truly unique living space.

The two additional rooms can easily be adapted to suit a variety of lifestyles, whether as further bedrooms, a games room, home office, gym, or hobby room. This floor also benefits from a substantial storage area, providing a practical alternative to traditional loft space.



GARDEN

Externally, the property sits within extensive, mature grounds, offering an abundance of outdoor space to enjoy. The generous gardens are mainly laid to lawn, providing plenty of room for children to play, outdoor entertaining, or those with green fingers looking to create their own private haven. To the side of the property are a number of useful outbuildings, ideal for use as workshops, hobby rooms or additional storage. The home also benefits from a garage and a sizeable driveway, providing off-road parking for multiple vehicles.

This is a rare opportunity to acquire a spacious and versatile family home in one of Warrington's most desirable villages. Combining original character features, flexible living space and generous accommodation across four levels, this impressive home offers the perfect balance of charm, practicality and timeless appeal.



LOCATION

Moore village is a unique and truly delightful village encircled by beautiful landscapes and canals. This idyllic village benefits from one popular public house and a local village store and with Moore Nature reserve nearby this really is a wonderful place to live. Within the local vicinity you will find some of Warrington's most highly regarded schools. Moore is within close proximity to the M56 motorway which makes it perfect for commuting to Liverpool, Manchester and Chester. Moore Village is also in a conservation area.



GENERAL INFORMATION

- Council Tax band: G
- Tenure: Freehold
- EPC Energy Efficiency Rating: D









VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.

Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.

Items may be available under separate negotiation.