

OAKMOORE

RUNCORN





OAKMOORE

Pull up on the double driveway of Number 2 Oakmoore, a quiet residential estate where an integral garage is also available for parking. This lovely home has been carefully designed with family living at its core. The open plan ground floor layout has been meticulously crafted to provide the ultimate social space, ideal for family dining and entertaining, with the upstairs focus being storage space and versatility.



STYLISH LIVING

Fronted by lush lawns and attractively stocked borders, make your way to the grey anthracite composite door opening into a central hallway, laid underfoot to stylish Oakwood flooring.

Take off your shoes and coat in the handy entrance hall, where there is a cloakroom to the left, with stylish feature wall above the hand washbasin and WC with complementary ceramic tiles to the floor.

On the right, step into the lounge, brimming with light from both the feature bay window and stealing light from the double glazed doors that afford a passing view of the rear garden. The hardwearing Oakwood flooring extends from the hallway, through to the lounge and beyond. Relax and unwind in the spacious lounge showcasing the contemporary glass fronted pebble effect electric fire. A perfect haven for enjoying your latest Box Set.

Make your way through the glazed double doors into the generously proportioned open plan kitchen/dining/family room at the rear. A sociable room in which to cook, entertain and be with friends and family. Throw open the Patio doors and enjoy alfresco, indoor-outdoor living in the summer months.

HUB OF THE HOME

Oakwood flooring in warm tones flows seamlessly through this room and compliments the lovely soft cream Shaker style cabinetry with opulent Verona quartz worksurface and matching upstand. An exquisite recipe of beautifully detailed ingredients not only provide plentiful storage but also accommodate your integrated dishwasher, fridge, freezer, brushed steel oven and separate grill.

Effective peninsular breakfast area with inset induction hob, fryer and feature brushed steel/glass canopy extractor hood. To finish off this comprehensive and stylish kitchen you have the addition of your wine chiller, a must for the discerning lover of wine. This carefully considered layout is the perfect area to entertain guest with the ability to continue cooking whilst socialising with family and friends around the dinner table. But family living doesn't have to end at the back door.

Make the most of the additional French doors that open out onto the patio and rear garden and continue your dining experience *Al Fresco*.

Gain independent access into the garage from this room - always a bonus on rainy days. Here you will find the Central Heating boiler and plumbing for your washing machine and tumble dryer and obviously sheltered parking for your car.





AND SO TO BED...

Returning to the hallway, with spindled balustrade to the staircase and useful understairs storage.



Ascending the grey carpeted stairs, turn right and open the door to emerge into the master bedroom. Spacious and bright, there is ample space for a super-king-size bed with views extending to the front of the home. Here you will find 'His' and 'Hers' inbuilt double wardrobes. Warm tones of laminate extend underfoot.



Freshen up in the en-suite bathroom, tiled to the floor and to the walls. Featuring a free standing bathtub, bowl wash basin set on a glass pedestal. Walk in circular shower cubicle with rainfall shower head and independent hair attachment, and a low level WC and chrome heated towel radiator and modern spotlighting is also featured in here.

BEDROOM BLISS

Retrace your steps across the landing and arrive at a second bedroom, a double bedroom with inbuilt double fronted robes offering plentiful storage for all your attire. Laminate flooring underfloor completes the look.

On exit and directly to the left you will find the smallest of the four bedrooms, which is still large enough to fit a double bed. This bedroom overlooks the rear garden but again with inbuilt double wardrobes eliminating the necessity for any clutter.

Turning left out of the bathroom, arrive at a third double bedroom. Carpeted in cream and with ample space for a double bed and fitted with a range of maple floor to ceiling wardrobes and drawer unit.

There is plenty of light in this bedroom from the large picture window which overlooks the green garden to the rear.





REFRESH & REVIVE

Next door you will find the family bathroom.

Enjoy a relaxing soak in the inset bath with mixer tap shower overhead.

There is also a ceramic hand washbasin set in high gloss vanity unit with contrasting oak top and low level WC.

Complementary fully tiled walls further enhance this tranquil haven.

Returning to the landing once more you will find the airing cupboard with water cistern.



GARDEN DELIGHTS

Returning downstairs, step outside from the kitchen into the garden.

Here, soak up the sunshine in the private, enclosed garden. Laid mainly to lawn and complemented by extensive Indian Stone patio area that extend from the rear of the home.

You will find an additional decked patio area where you can soak up the evening rays with a glass of your favourite tippie after a full week in work; enjoy your very own tranquil oasis of calm.

Generously proportioned and not overlooked to rear, a perfect place for children and pets alike to eradicate that surplus energy.





OUT & ABOUT

Perfectly poised for country walks, why not consider making the most of the rolling greens and venture to any one of the local woodlands – the choice is yours – Pitts Heath Wood, Sandymoor Wood and Windy Willow Wood. Within half a mile of this lovely home you will find The Firs, great for walking the dog. And for the children, watch them run off steam at Keckwick Playgroud a little further afield enjoy a spot of bird watching at the Moor Nature Reserve.

Head to the Red Lion Moore Pub located 0.75 miles away which serves as a hub for the entire village and whilst you're there, sample delicious, locally sourced home cooked food and quality beers. A mile drive away, as well as a plethora of original features at the Ring O'Bells, you can enjoy a traditional pub menu serving the best of British seasonal dishes.

A whole host of amenities to include Asda, Lidl, Aldi, The Co-op will be found all within easy reach and just a five-minute trip in the car, you will find Shopping City for all your varied needs.

With many well-reputed primary schools in the locale, to include Moore, Daresbury and Windmill Hill Primary Schools, families could not be better placed.

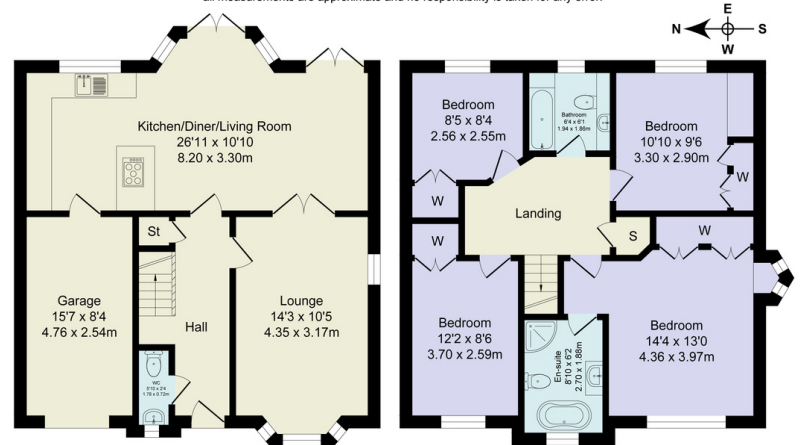
Commuters are also well placed with three train stations located within three miles of the property.

For a spacious family home, centred around being together, No 2 Oakmoore is tailor made for you.

Tenure - Leasehold
 Ground Rent - £50
 Years Remaining - TBC
 Council Tax Band - E
 EPC Rating - C

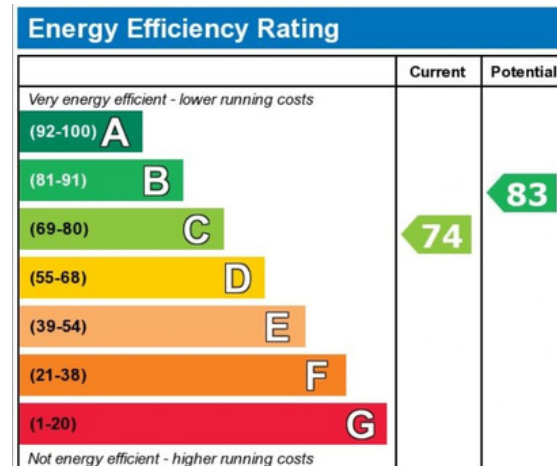
Total Approx. Floor Area 1489 Sq.ft. (138.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
 Approx. Floor Area 753 Sq.Ft (70.0 Sq.M.)

First Floor
 Approx. Floor Area 736 Sq.Ft (68.4 Sq.M.)



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To view Oakmoore, Runcorn

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