



64 Picton Avenue
Runcorn, WA7 5DW



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Picton Avenue

Runcorn, WA7 5DW

Asking Price £149,995

Offer to market this **TWO BEDROOM SEMI-DETACHED FAMILY HOME**, property benefits from UPVC double-glazing, gas central heating, **TWO RECEPTION ROOMS, STUDY, OFF ROAD PARKING** for two or more vehicles, **IDEAL OPPORTUNITY** for First Time Buyer or downsizing, close to local amenities shops, local schools including **GRANGE ACADEMY**, major road and railway networks, places of interest **STENHILLS PLAYING FIELDS**, close to Runcorn town centre. Viewing by appointment only.





Ground Floor

Entrance Hall

Entered via UPVC double glazed door, tiled flooring, ceiling light and a UPVC double-glazed window. Doors leading to the Lounge, Stairs to first floor.

Lounge

3.96m x 4.16m (13' 0" x 13' 8")

Front aspect UPVC double-glazed bay window, Ceiling light, Radiator, Laminate flooring. Coal effect gas fire, UPVC double glazed window and double doors leading to the Dining room.

Dining Room

4.19m x 3.60m (13' 9" x 11' 10")

Laminate flooring, ceiling light, radiator, two UPVC double glazed windows. Door leading to Kitchen.

Kitchen

3.73m x 2.58m (12' 3" x 8' 6") 3.73m x 2.58m (12' 3" x 8' 6")

Two UPVC double glazed windows, Tiled flooring, ceiling light and a radiator. UPVC double glazed door leading to the Garden. Kitchen comprises of range of wall and base units with work surface over, stainless steel sink with mixer tap, stainless steel cooker, induction hob, plumbing and space for washing machine, space for fridge freezer.

First Floor

Stairs and Landing

Carpet to flooring, Two ceiling lights, Radiator, UPVC double glazed window. Doors leading to all three bedrooms and bathroom.

Bedroom One

4.17m x 3.33m (13' 8" x 10' 11")

Carpet to flooring, ceiling light, radiator and Three UPVC double glazed windows.

Bedroom Two

3.64m x 2.48m (11' 11" x 8' 2")

Carpet to flooring, ceiling light, radiator, UPVC double glazed window.

Study/Bedroom Three

2.12m x 1.67m (6' 11" x 5' 6")

Carpet to flooring, ceiling light, radiator and a UPVC double glazed window.

Bathroom

Tiled walls and flooring, Four ceiling lights, UPVC double glazed window. Chrome heated towel rail, bath with a shower attachment, low level WC. Pedestal wash hand basin, radiator.

External

Front Garden

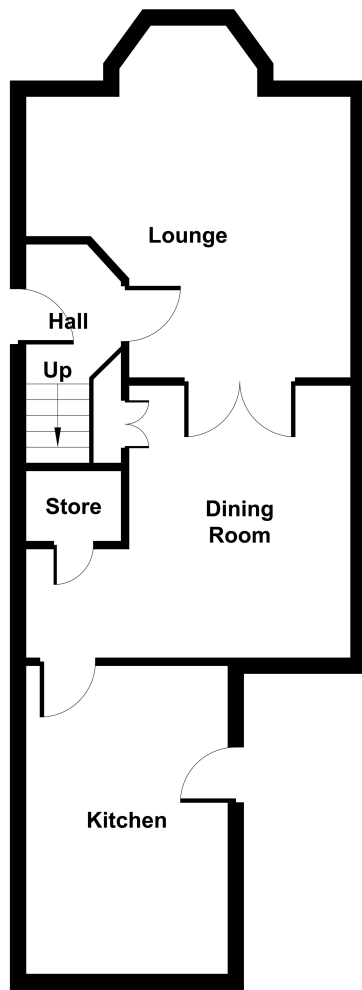
Entered via wrought iron gates, bound by walled garden, providing access to driveway with parking for two or more vehicles.

Rear Garden

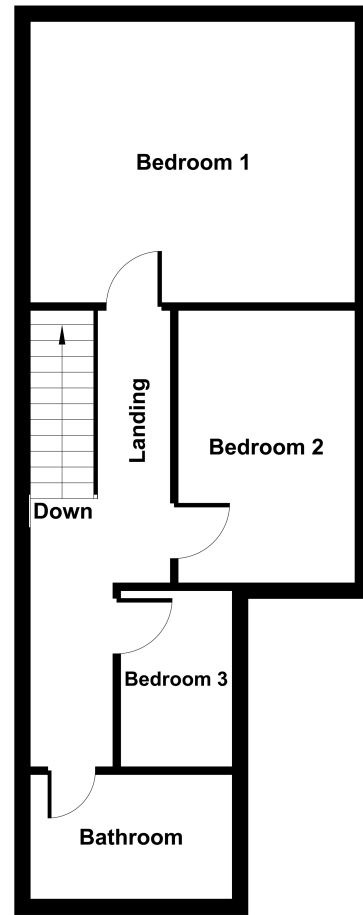
Enclosed rear garden, laid to paving with raised artificial lawned area and two wooden garden sheds.

AWAITING EPC





Ground Floor



First Floor



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