

bp5726



23 Picton Avenue
Runcorn
WA7 5DL
Individual 3 Bed Semi Detached
House & Two Garages

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Offers in Excess of
£250,000



23 Picton Avenue, Runcorn, Cheshire, WA7 5DL

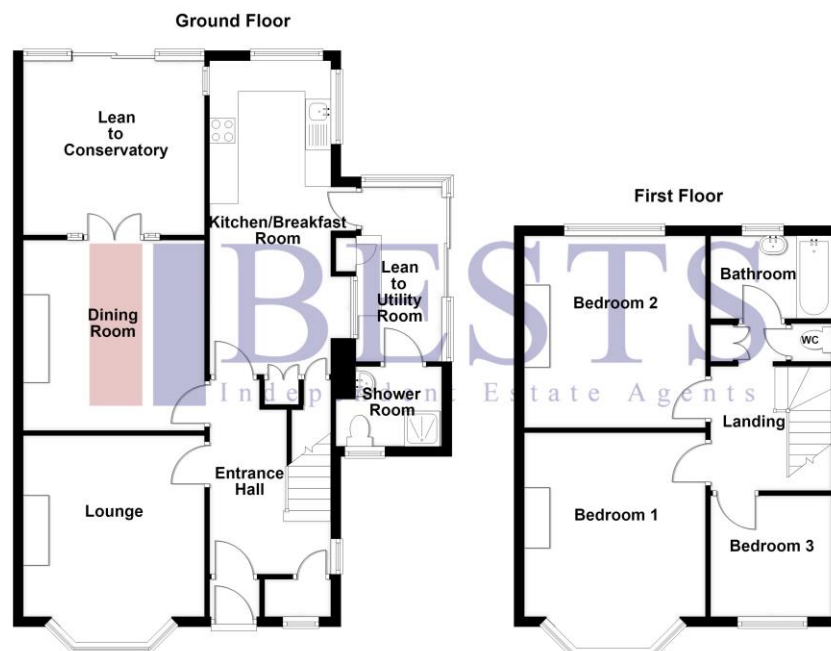
First Time To Market Since Built Circa 1930 - Rare Opportunity - Individual Three Bedroom Semi Detached Home - Generous Corner Plot - Original Features - Two Garages - Freehold Tenure

Every now and again a property comes to the market which offers something genuinely different, and Picton Avenue is certainly one of those homes. Offered for sale for the first time since being built circa 1930, this individual semi detached home forms part of a pair of properties originally constructed by the great grandfather of the current seller, creating a rare opportunity to purchase a home with a unique local history. Retaining many original features rarely found in homes today, including beautiful stained glass windows, original internal doors and character details throughout, this is a property which provides charm, space and huge future potential.

Upon entering, viewers are welcomed by an impressive entrance hallway which immediately showcases the character and proportions of the home. The ground floor accommodation includes a spacious lounge, separate dining room complete with log burning stove and a kitchen breakfast room which offers excellent potential whilst still retaining features including the original pantry cupboard and built in storage. Completing the ground floor accommodation is a useful shower room. Upstairs, there are three bedrooms, including two excellent sized double bedrooms along with a third bedroom which offers greater space than often found in properties of this era whilst a family bathroom with separate WC completes the first floor.

Externally, the property continues to impress. Standing within a generous corner plot, the home benefits from mature gardens which provide excellent scope to extend and further develop, subject to any necessary permissions. The rear garden is arranged into multiple areas, creating different spaces to enjoy, whilst there is off road parking and a timber garage accessed from the rear. A further additional garage is also included, having direct access from the garden along with vehicle access via Wicksten Drive.

A truly unique home which combines history, character and future potential, Picton Avenue is a property which really needs to be viewed to fully appreciate everything it has to offer.



Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via www.voa.gov.uk and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 20/06/2026 09:48:08 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

PVC double glazed front door opens to entrance vestibule, half tiling to walls. Original interior door with stained glass opens to a beautiful central hallway with all main rooms off having PVC double glazed window to side elevation, double panel radiator, fitted plate rail, one double power point, built in storage cupboard with double panel radiator and original stained glass window to front elevation.



Lounge 13' 6" into bay window x 11' 9" (4.11m x 3.58m)

PVC double glazed bay window to front elevation, double panel radiator, living flame coal effect gas fire, fitted picture rail, three double power points.



Dining Room 12' 4" x 11' 9" (3.76m x 3.58m)

Double panel radiator, log burning stove standing on tiled hearth, three double power points, fitted picture rail, glazed panel doors opening to a lean to style conservatory.

Conservatory 11' 4" x 11' 5" (3.45m x 3.48m)

Having double glazed sliding patio doors opening to rear elevation, single panel radiator, two double power points.



Kitchen/Breakfast Room 21' 11" x 7' 10" (6.68m x 2.39m)

Kitchen area has a range of fitted base and wall units comprising of single drainer stainless steel sink with high neck mixer tap over, inset four burner gas hob with electric oven beneath, plumbing and drainage for dishwasher, PVC double glazed windows to side and rear elevations, original stained glass window opening to lean to conservatory, wood effect flooring, three double power points, fitted mini ceiling down lighters, built in under stairs pantry cupboard, original built in cupboards and drawers, PVC double glazed door opening to side lean to which has plumbing and drainage for automatic washing machine, double glazed units with sliding doors to side elevation, tiled floor, access to ground floor shower room.

Ground Floor Shower Room/WC

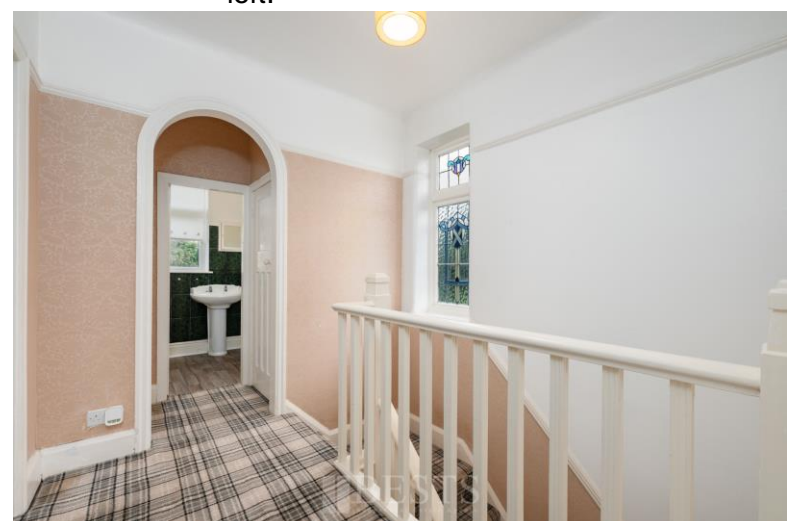
Having low level WC, pedestal wash hand basin, fully tiled walk in shower enclosure with electric shower, wall mounted combination gas central heating boiler, PVC double glazed window to front elevation, fitted extractor fan, electric wall heater.





First Floor Landing

Stairs from hall to first floor landing, original stained glass window to side elevation, one double, one single power point, fitted picture rail, built in storage cupboard, access to loft.



Bedroom One Front 13' 5" into bay window x 11' 9" into fitted wardrobe (4.09m x 3.58m)

PVC double glazed bay window to front elevation, fitted picture rail, double panel radiator, fitted wardrobes, three double power points.

Bedroom Two Rear 12' 5" x 11' 9" (3.78m x 3.58m)

PVC double glazed window to rear elevation, single panel radiator, three double power points, fitted picture rail.



Bedroom Three Front 7' 11" x 7' 10"
(2.41m x 2.39m)

PVC double glazed window to front elevation, single panel radiator, two double power points.

Bathroom

Having panelled bath with fitted glass shower screen, mixer tap with shower attachment pedestal wash hand basin, heated towel rail, splash back tiling, PVC double glazed window to rear elevation, coved ceiling.

Separate WC

Having low level WC, half tiling to walls, PVC double glazed window to side elevation.



Externally

The property stands proudly along Picton Avenue, Runcorn, with a mature front garden featuring established shrubbery which creates a pleasant degree of privacy from the roadside. To the rear, viewers will find a generous mature garden which has been thoughtfully arranged into multiple zones, with patio areas, established planting and a timber summer house. Off road parking is located to the rear of the plot and leads to a timber garage. A further standout feature is the additional garage which can be accessed directly from the rear garden, whilst vehicle access is provided via Wicksten Avenue through a locked community gated entrance, offering both convenience and added security.







Useful information about this property:

- Individual Mature Semi Detached Home
- Huge Potential
- Freehold Tenure
- Generous Corner Plot
- Two Garages
- Many Original Features
- Larger Than Average Proportions
- Council Tax Band: C

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European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.