

bp5724



13 Cameron Avenue  
Runcorn  
WA7 4BN  
Extended 3 Bed Semi Detached  
House

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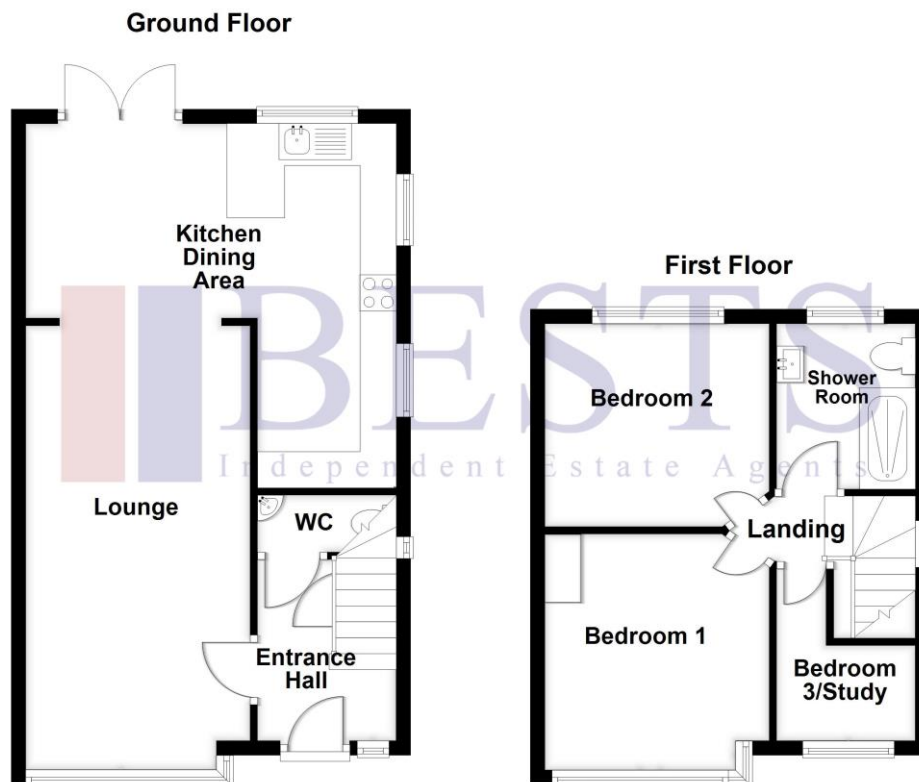
£175,000

Viewing Advised



## 13 Cameron Avenue, Runcorn, Cheshire, WA7 4BN

\*Full Width Rear Extension - Mature Bay Fronted Home - Beautifully Presented Throughout - Off Road Parking\* Cameron Avenue, Weston Point presents an excellent opportunity to purchase a mature bay fronted home which has been beautifully maintained and improved throughout by the current owners. A standout feature of this particular property is the full width rear extension, creating a superb kitchen dining area which offers noticeably more space than commonly found within homes of this design. Located within the established Weston Point area of Runcorn, the property is well placed for a range of everyday amenities, local schooling and transport links, making it a great choice for a wide range of buyers. Upon entering, viewers are welcomed by an entrance hallway which gives access to a ground floor WC along with the main living accommodation. The bay fronted lounge provides a comfortable living space flowing into the extended kitchen dining room to the rear offering a fantastic area for everyday living and entertaining. To the first floor, there is two double bedrooms plus a further room ideal for a nursery or study whilst there is also a well presented shower room. Outside, the front garden has been converted to provide off road parking with an attractive pressed resin driveway. To the rear, there is a pleasant and manageable sized garden with a paved patio area, ideal for outdoor seating and entertaining. Overall, Cameron Avenue is a beautifully presented home which combines the character of a mature property with the additional space provided by a thoughtful rear extension. Viewers are welcomed to take a closer look.



**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](http://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. 16/06/2026 12:59:22 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 hallway, fitted mini ceiling down lighters, contemporary double panel radiator, built in under stairs storage.

## Ground Floor Cloaks

Having low level WC, corner wash hand basin with mixer tap over and vanity storage beneath, PVC double glazed window to side elevation, wood effect flooring.



## Lounge 20' 8" x 10' 2" (6.29m x 3.10m)

PVC double glazed bay window to front elevation, two tall contemporary style double panel radiators, fitted mini ceiling down lighters, fitted wall lights, five double power points.



## Kitchen/ Dining Room 16' 8" x 8' 11"

### Kitchen area extends to 17' 4" x 6' 4" (5.08m x 2.72m)

Having a range of fitted base and wall units with built in four burner gas hob with filter hood above, single drainer sink with mixer tap over, plumbing and drainage for automatic washing machine and dishwasher, highline electric double oven, two double glazed windows to side elevation, PVC double glazed windows and French doors to rear elevation, fitted mini ceiling down lighters, recently installed concealed wall mounted combination gas central heating boiler, five double power points, wood effect flooring.





**First Floor Landing**

Stairs from entrance hall to first floor landing, PVC double glazed window to side elevation, fitted mini ceiling down lighters.

**Bedroom One Front 11' 10" x 10' 4" (3.60m x 3.15m)**

PVC double glazed window to front elevation, fitted mini ceiling down lighters, tall contemporary style single panel radiator, three double power points.



**Bedroom Two Rear 10' 4" x 9' 1" (3.15m x 2.77m)**

PVC double glazed window to rear elevation, double panel radiator, three double power points.

**Bedroom Three/Nursery Front 7' 10" maximum x 6' 5" maximum (2.39m x 1.95m)**

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



**Shower Room**

A fully tiled room having a white suite comprising of low level WC, wash hand basin with waterfall style mixer tap over and vanity storage beneath, oversized walk in shower enclosure with mixer shower, waterfall style shower head and additional shower wand, chrome effect heated towel rail, PVC double glazed window to rear elevation, fitted extractor fan, access to loft.



**Externally**

Property is fronted by a small Resin driveway providing off road parking. Whilst, to the rear there is a reasonable sized fully enclosed garden with paved patio, laid lawn and mature stocked borders. Also included in the sale is a timber shed.





**Useful information about this property:**

- Extended Home
- Ground Floor WC
- Driveway to Front
- Freehold Tenure
- Cul De Sac Position
- Close to Schooling
- Beautifully Presented
- Council Tax Band: B

**MONEY LAUNDERING REGULATIONS**

**Can I see your passport/driving licence or utility bill please?**

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.