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Market Leading, Independent Estate Agents



Wennington Road

Southport, PR9 7ER

Offers In Excess Of £290,000

Flexi-Agent are proud to present this three bedrooms semi detached property to the open market. Located a short distance from Churchtown village, it is surrounded by a wealth of amenities, cafes, bars, restaurants, and has easy access to the main roads leading in and out of Southport. Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of; entrance hall, front lounge with bay window, WC, spacious reception room, modern kitchen with open utility room.

The first floor briefly comprises of; three bedrooms & three piece bathroom.

Externally the property offers front driveway parking, to the rear offers a detached garage & private sun catching garden.

Viewings available upon request.

NO CHAIN
Freehold
Council tax band: C

Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Three bedrooms
- Semi detached, circa 1203 sqft
- NO CHAIN
- Two reception rooms
- Modern kitchen with utility space
- Three piece family bathroom
- Short distance from Churchtown village
- Front driveway parking
- Rear detached garage & sun catching garden
- Viewings available upon request



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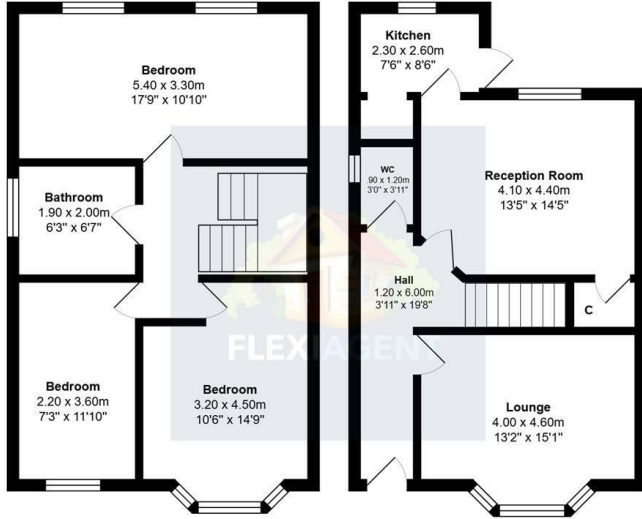
1



2



Floor Plan



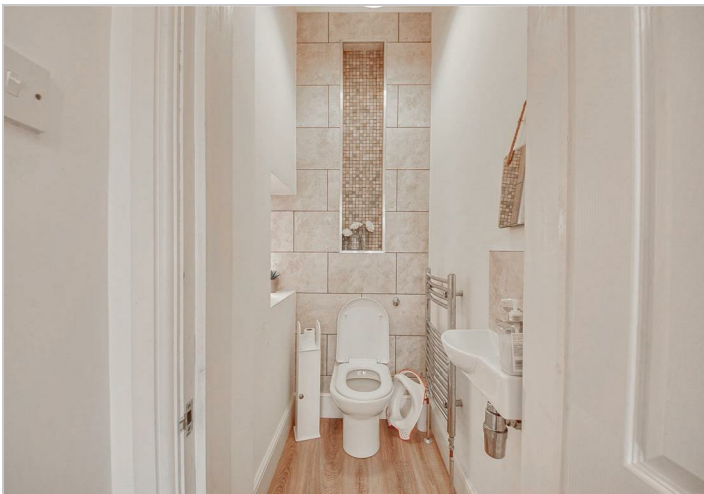
Total Area: 111.8 m² ... 1203 ft²
All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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