



FLEXIAGENT

Market Leading, Independent Estate Agents



Wennington Road

Southport, PR9 7AH

Offers In Excess Of £190,000

Flexi Agent is proud to present this delightful three-bedroom semi-detached home to the open market. Situated on Wennington Road, the property is just a short walk from Meols Cop train station, offering excellent transport links to the surrounding areas. It is also conveniently located within easy reach of Kew Retail Park and Southport Town Centre, providing a wide range of local amenities.

The ground floor features a welcoming entrance porch and hallway leading into a spacious open-plan lounge and dining area, which is flooded with natural light. The modern kitchen provides direct access to the rear garden and includes a range of contemporary appliances. Additionally, there is a useful understairs storage cupboard, which could potentially be converted into a utility space.

Upstairs, the first floor comprises three well-proportioned bedrooms. The master bedroom is positioned at the front of the property and benefits from dual windows, creating a bright and airy atmosphere. A stylish three-piece family bathroom completes this floor.

Externally, the property offers ample driveway parking for two vehicles and a low-maintenance front garden. To the rear, there is a generous, sun-drenched garden along with a versatile outbuilding.

Viewings are available upon request.

- Three bedroom, Semi Detached, circa 968 sqft
- No onwards chain
- Ideal first time buy
- Open plan lounge diner
- Nicely presented kitchen with modern appliances
- Three piece family bathroom
- Driveway parking for two vehicles
- Low maintenance front garden
- Spacious sun catching rear garden
- Viewings available upon request

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.



3



1



1



Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.