



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Wennington Road Southport, PR9 7TW

### Offers In Excess Of £150,000

Flexi-Agent is delighted to present this fantastic two-bedroom semi-detached property to the open market. The home is located in a well-connected area with a wealth of amenities, including shops, restaurants, schools, and excellent travel links. It is also just a stone's throw from Kew Retail Park and Southport Old Links Golf Course.

The ground floor comprises an entrance porch and hallway, a spacious lounge with a bay window, a utility room, a fitted kitchen, and a rear porch that provides access to the garden.

Upstairs, the first floor offers two bedrooms and a three-piece family bathroom.

Externally, the property benefits from driveway parking to the front. To the rear, there is a sun-catching garden and a detached garage, offering additional storage or parking space.

Viewings are available upon request.

EPC D  
Freehold  
Council Tax Band: A

Mobile coverage

### 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.

- Two bedrooms
- Semi-detached
- Circa 639 sqft
- Front lounge
- Gated driveway
- Detached garage
- Partial double glazing
- Needs modernisation
- Situated in an area with a wealth of amenities including; shops, restaurants, schools and travel links and is also a stones throw from Kew retail park & Southport Old Links Golf Course.
- Viewings available upon request.





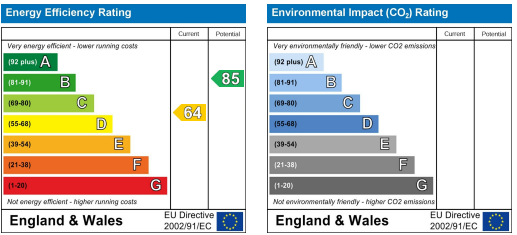
Floor Plan



Area Map



Energy Efficiency Graph



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