

**Wennington Road,
Southport**


SMART MOVE



Asking Price **£620,000**



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Few homes evoke quite such a sense of being both impeccably presented, whilst also still feeling homely. This is one such house. Internal inspection is sure not to disappoint as only viewing first-hand shall truly do justice to this property and the high standard to which it has been modernised. Set on Wennington Road, just a short distance to Churchtown village, this detached period property is every inch the quintessential family home, from its traditional façade, to its modern open plan living space, you really must see this one with your own eyes.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, ground floor WC, lounge, dining room, study / potential ground floor fourth bedroom, large open plan kitchen with two sets of bi-folds opening to the rear garden, separate utility / laundry room, spacious first floor landing, bedroom one with dressing room / walk-in wardrobe off, bedrooms two and three, bathroom and the separate shower room complete the accommodation.

You enter the property through remote controlled sliding gates, which have an intercom for visitor access and leads on to the large gravelled driveway, for off road parking for a number of vehicles. The main garden is located to the rear and boasts a low maintenance outdoor space consisting of a raised composite decked area, artificial turf with raised planted flower beds bordering and within the rear garden is the detached gym, with bi-folds opening the room out to the rear garden and which is currently used as a gym, but could also easily be a home office or garden room.

About the Local Area: Southport is a large seaside town in Merseyside, England. Southport today is still one of the most popular seaside resorts in the UK. It hosts various events, including an annual air show on and over the beach and the largest independent flower show in the UK, in Victoria Park. The town is at the centre of England's Golf Coast and has hosted the Open Championship at the Royal Birkdale Golf Club. The town is locally known by several smaller areas, such as Marshside, Crossens, Churchtown, Birkdale and Ainsdale, in addition to the town centre of Southport itself. Roe Lane is located just a short distance to Churchtown villages shops and nightlife, whilst also being just minutes drive to the town centre and seafront.



*** Truly Exception Detached Home - Recently Modernised Inside & Out**

*** Ground Floor Study / Fourth Bedroom**

*** Three Double Bedrooms to First Floor with Dressing Room off Master**

*** Large Driveway with Remote Controlled Sliding Electric Gates**

*** UPVC DG Sash Windows & Bi-Folds & GCH**



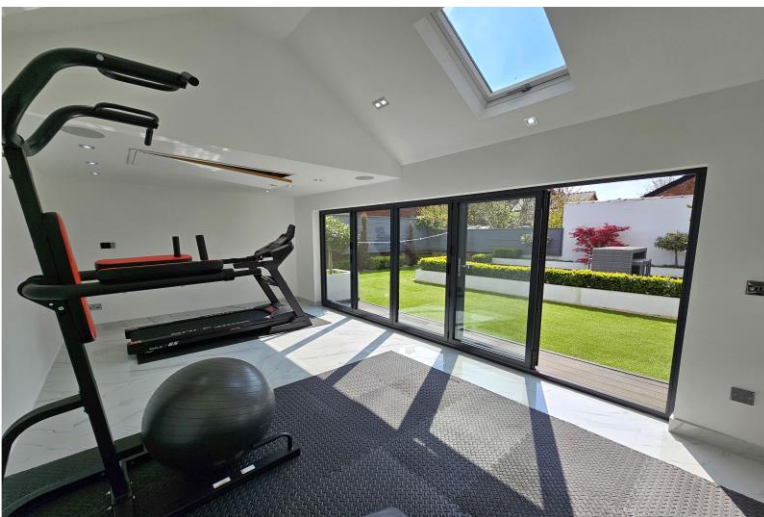
*** Lounge, Dining Room, WOW Factor Kitchen & Separate Utility Room**

*** Ground Floor WC & First Floor Bathroom & Shower Room**

*** Detached Gym / Garden Room to the Rear**

*** Low Maintenance Private Rear Garden**

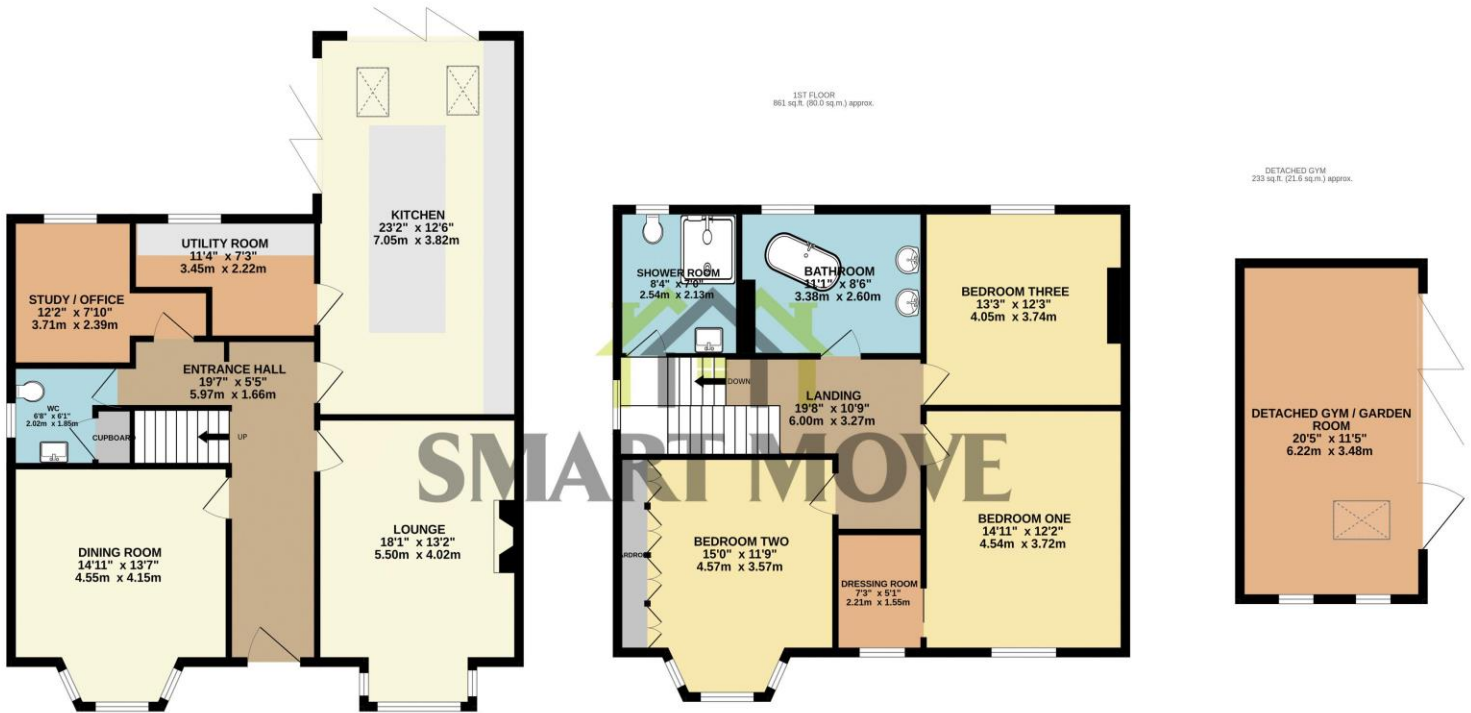
*** Council Tax Band E & EPC Rating of E (Rated Prior to Modernisation)**



GROUND FLOOR
1020 sq.ft. (94.9 sq.m.) approx.

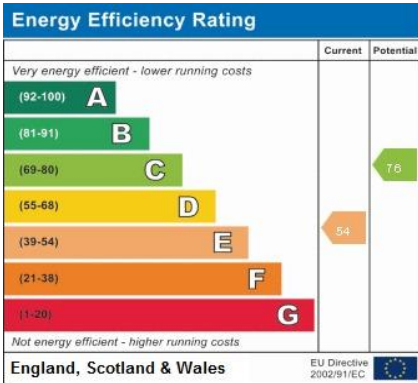
FIRST FLOOR
861 sq.ft. (80.0 sq.m.) approx.

DETACHED GYM
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 2114 sq.ft. (196.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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