

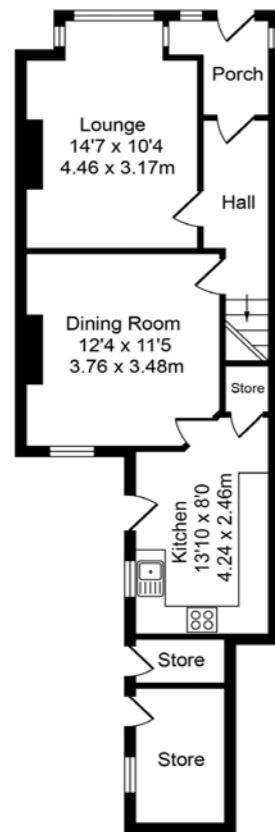


Ormskirk: 01695 570102  
 Standish: 01257 422228  
 arnoldandphillips.com

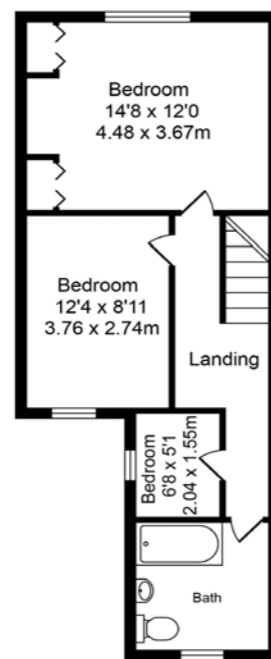
Chorley: 01257 241173  
 Southport: 01704 778668

**Total Approx. Floor Area 1049 Sq.ft. (97.4 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Ground Floor**  
 Approx. Floor Area 559 Sq.Ft (51.9 Sq.M.)



**First Floor**  
 Approx. Floor Area 490 Sq.Ft (45.5 Sq.M.)



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: B

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this charming three-bedroom semi-detached family property, perfectly positioned along the sought-after Wennington Road in Southport. Boasting close proximity to local amenities and independent retailers, this home is an ideal choice for first-time buyers, working professionals, and savvy investors alike.

As you arrive, ample off-road parking welcomes you, providing convenience for multiple vehicles. Step through the main front entrance porch to discover two spacious main living rooms on the ground floor, each adorned with tasteful decor. The well-appointed kitchen offers a range of storage options with its wall, base, and tower units, complemented by integrated appliances and contrasting work surfaces. Additional storage facilities are abundant at the rear of the property.

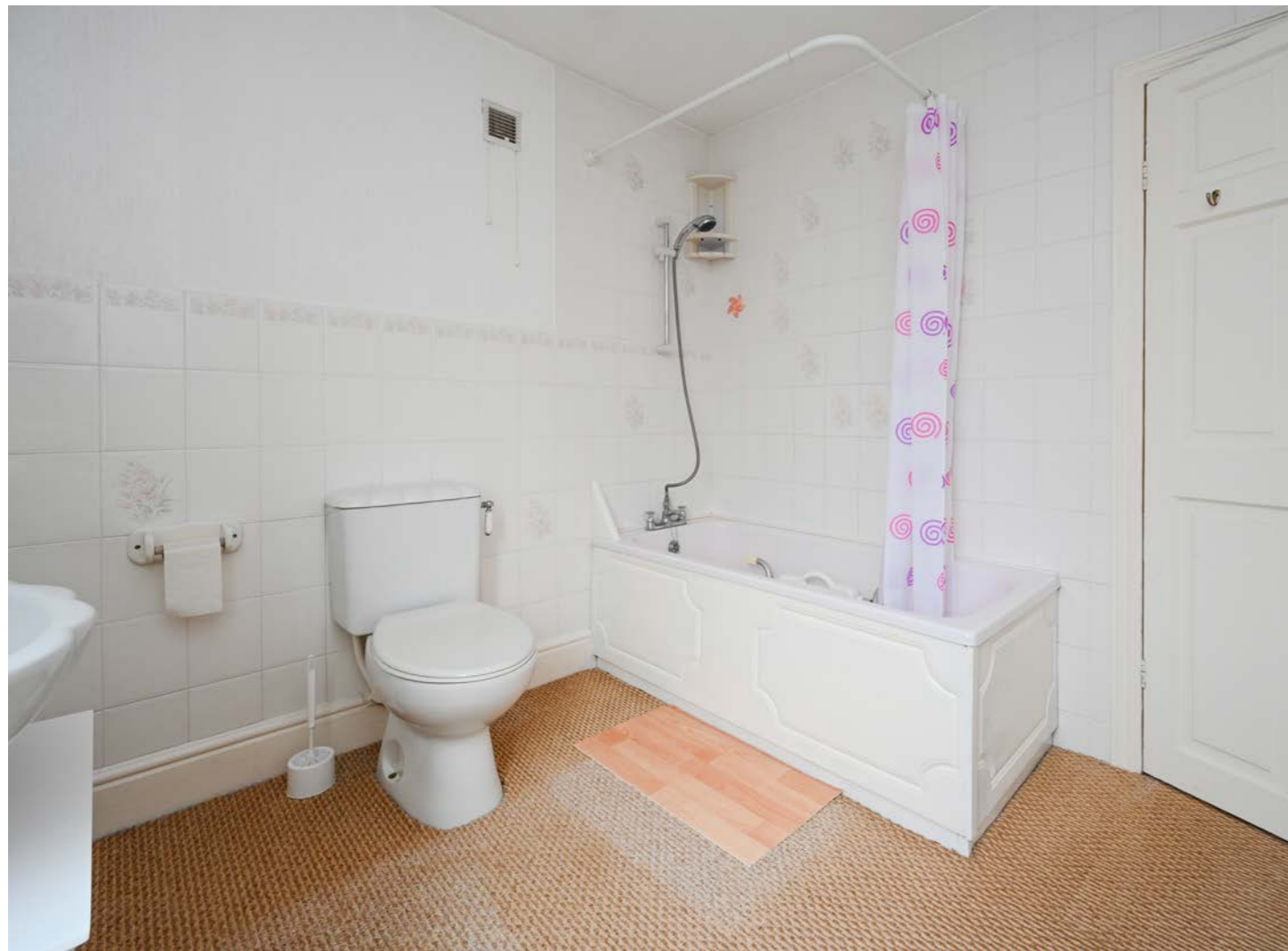
Upstairs, three well-proportioned family bedrooms await, with two offering ample space for double beds, all neutrally decorated. The main family bathroom features a bath with overhead shower, WC, and wash hand basin.

Outside, the rear garden offers privacy and tranquillity, with a spacious patio terrace perfect for entertaining. A well-tended lawn bordered by trees, plants, and shrubs completes this pleasant outdoor garden space.

With a generous 1,049 square feet of living space, gas central heating, and double glazing throughout, this property is brimming with future potential. A course of light cosmetic modernisation would further enhance its charm.

Don't miss the opportunity to make this your dream home.





KEY FEATURES

- Charming Semi Detached Property
- Three Bedrooms
- Circa 1049 Square Feet
- Two Spacious Reception Rooms
- Well Appointed Kitchen
- Good Sized Rear Garden
- Close to Amenities







