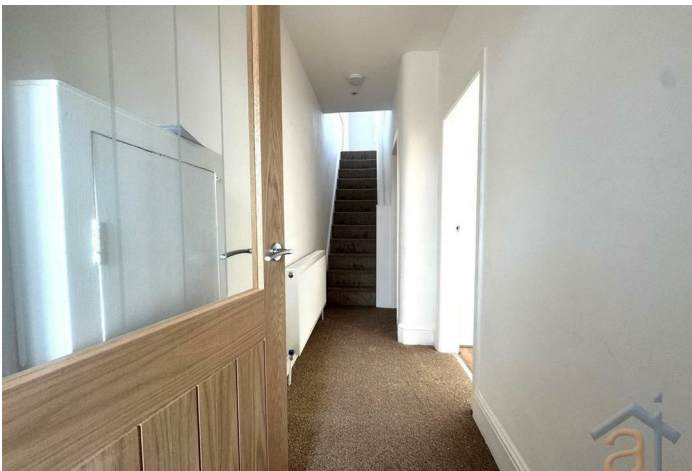


FREEHOLD



House - Semi-Detached (EPC Rating: )

**91 WENNINGTON ROAD, SOUTHPORT, PR9  
7DZ**

Offers Over

**£230,000**

 **anthony james**  
estate agents



# 3 Bedroom House - Semi-Detached located in Southport

Anthony James is pleased to present this delightful three-bedroom semi-detached house located on the desirable Wennington Road. This charming home is ideally situated near Churchtown Village, providing easy access to the popular shops of Hesketh Drive. It is an excellent opportunity for first-time buyers and is available with no onward chain, making it a hassle-free purchase.

The property has been refurbished to a high standard, ensuring a modern and comfortable living space. Upon entering, you are welcomed by an enclosed porch leading into a spacious hallway that grants access to the ground floor rooms and the staircase to the first floor. The front-facing living room features a lovely bay window that fills the space with natural light, while the bright dining room offers views of the rear garden, perfect for family gatherings.

The newly fitted kitchen is a standout feature, equipped with a range of wall and base units complemented by elegant granite worktops. It includes an integrated fridge/freezer, dishwasher, electric hob, and extractor hood, along with plumbing for a washing machine and a door leading to the rear garden. A convenient w.c. is also located on the ground floor.

On the first floor, you will find two double bedrooms and a single bedroom, all of which are well-proportioned and overlook either the front or rear garden. The family bathroom is fitted with a modern three-piece suite, including a bath with a shower over, a sink, and a w.c.

Externally, the property boasts off-road parking and a charming courtyard-style front garden. Additionally, there is the unique opportunity to purchase a second property directly behind this one, making it an ideal solution for multi-generational living.

This freehold property is a wonderful opportunity for those seeking a comfortable and stylish home in a prime location.

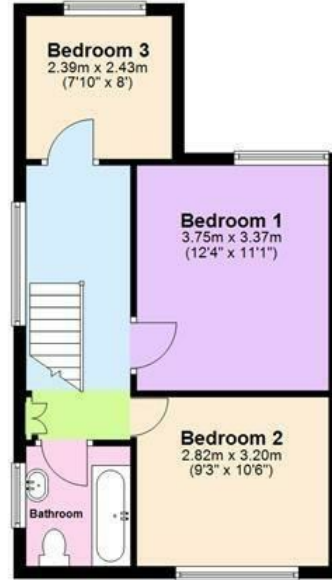
## Full Description



SALES | CHARLOTTE HOUSE, GROUND FLOOR, 35-37 HOGHTON STREET, SOUTHPORT, MERSEYSIDE, PR9 0NS



**Ground Floor**  
Approx. 51.6 sq. metres (555.6 sq. feet)



**First Floor**  
Approx. 40.3 sq. metres (434.0 sq. feet)

\*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

Council Tax Band

**B**

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.