



House - Link Detached (EPC Rating:)

91A WENNINGTON ROAD, SOUTHPORT, PR9 7DZ

Price Guide

£190,000

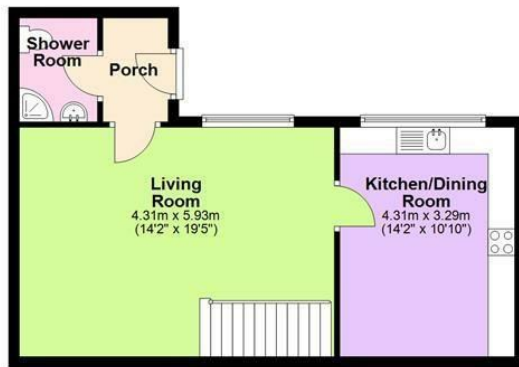
FREEHOLD



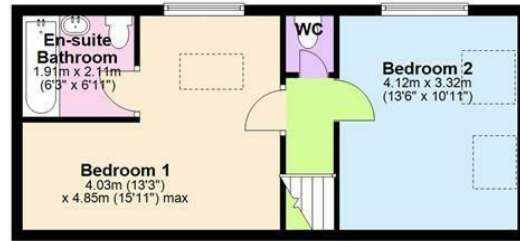
2 Bedroom House - Link Detached located in Southport

NEWLY REFURBISHED The Coach House – With the main house also on the market, this presents a fantastic opportunity for multi-generational living or even generating additional income.

Anthony James are please to present this Coach House onto the sales market. The property is located in a convenient and sought-after area close to Churchtown Village and the shops located on Hesketh drive. This is an ideal first time buy and is being sold with no onward chain! An added bonus: We have a second property for sale directly behind this one. If you're looking to live close to a family member, this could be an ideal solution for multi-generational living.



Ground Floor
Approx. 45.9 sq. metres (494.2 sq. feet)



First Floor
Approx. 37.7 sq. metres (405.7 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

A

Energy Performance Graph

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

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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.