



Wennington Road, Southport PR9 7TN

Occupying a cul de sac position in a popular residential area of Southport, this bay fronted, semi detached house of the 'front doors together' style has been comprehensively modernised by the current owner and must be viewed to be fully appreciated.

The beautifully presented accommodation is arranged over two floors and has had the benefit of new kitchen, bathroom, windows, boiler, floor coverings and decor throughout. To the ground floor there is a Hall, Living Room open to Dining Room and the fitted Kitchen/Breakfast Room, whilst the first floor has three Bedrooms and the family Bathroom.

Outside, the front is paved to provide off road parking whilst the compact courtyard style garden has a westerly aspect.



Price: £185,000 Subject to Contract

Ground Floor:

Open Porch

Hall

Living Room - 3.68m x 3.35m (12'1" into bay x 11'0")

Dining Room - 3.66m x 3.53m (12'0" x 11'7")

Kitchen/ Breakfast Room - 4.52m x 2.34m (14'10" x 7'8")

Store

First Floor:

Landing

Bedroom 1 - 4.42m x 3.05m (14'6" x 10'0")

Bedroom 2 - 3.66m x 2.62m (12'0" x 8'7")

Bedroom 3 - 2.44m x 2.34m (8'0" x 7'8")

Bathroom - 1.98m x 1.45m (6'6" x 4'9")

Outside:

The front is paved to provide off road parking whilst the compact courtyard style garden has a westerly aspect.

Tenure:

Freehold

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.