

Wainwright
&
Edwards

FOR SALE
01772 814863



£319,950

72 Wennington Road, Southport, PR9 7DY

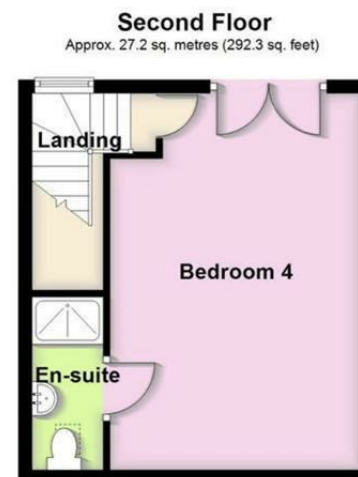
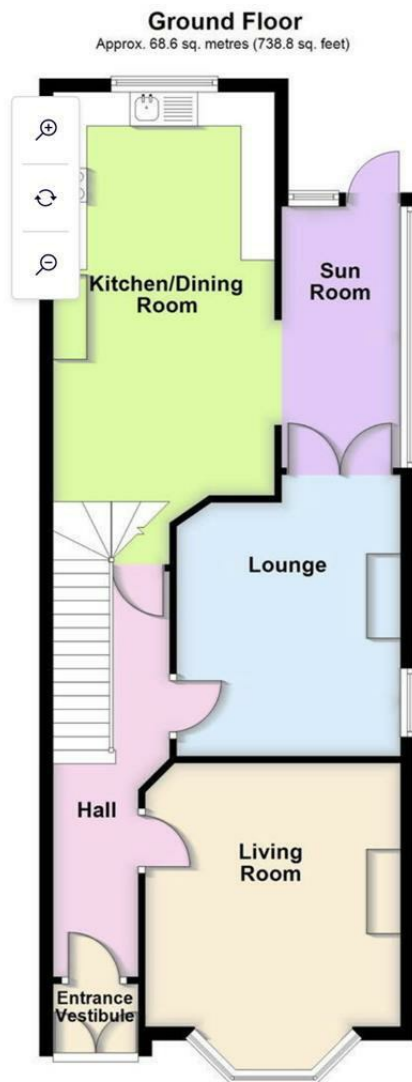
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PROPERTY SUMMARY

An excellent opportunity to purchase a substantial and extended traditional semi detached house in popular residential location close to local schools and with good rail links to Manchester. The spacious accommodation comprises vestibule, reception hall, large lounge with feature bay window to front, sitting room, open plan dining kitchen leading to conservatory. There are four bedrooms (two with en suite shower rooms) over two floor and modern family bathroom. The property benefits from off road parking to the front and the rear garden being extremely private enjoying a sunny private aspect with mature herbaceous borders. Internal inspection strongly advised to appreciate the extent and quality of this property.







Total area: approx. 156.2 sq. metres (1681.6 sq. feet)

LOCAL AUTHORITY

Sefton

TENURE

Freehold

COUNCIL TAX BAND

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.