

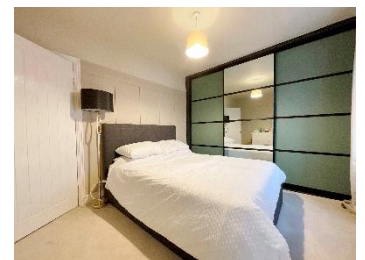


## Wennington Road, Southport PR9 7TN

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: £195,000 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) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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