



**51 Wennington Road  
Southport, PR9 7ER £220,000  
'Subject to Contract'**

Welcome to this character-rich semi-detached family home, boasting a distinctive pillared bay and offering a wonderful blank canvas for those with vision. With vacant possession, it's ready for you to craft your dream family home, tailored to your exacting specifications. The welcoming entrance hall leads to two generous reception rooms, perfect for family life, and a kitchen. Off one reception room is a shower room with WC. Upstairs, you'll find three bedrooms and a separate bathroom. The rear garden is well-established and private, featuring brick-built outbuildings, while the front provides ample off-road parking. Ideally located, you're close to Southport Town Centre, Bispham Road's shops, and Churchtown's vibrant village with its café culture and Botanic Gardens.

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*Southport's Estate Agent*

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales



### Enclosed Entrance Vestibule

Upvc double glazed outer door, hard surface flooring with matt well and glazed inner door to....

### Entrance Hall

Centre stairs to the first floor with hand rail and newel post. Opaque Upvc double glazed side window, door to....

### Lounge - 4.62m x 4.09m (15'2" into bay x 13'5" into recess)

Upvc double bay window to front with plantation style shutters. Fire surround to chimney breast, picture rail, ornate coving and ceiling rose.

### Ground Floor Shower Room/WC - 3.15m x 1.04m (10'4" x 3'5")

Low level WC, wash hand basin with mixer tap and entry level shower enclosure with plumbed-in overhead shower and hand held shower attachment. Numerous wall grips and extractor.

### Dining Room - 4.06m x 4.37m (13'4" x 14'4")

Upvc double glazed window to rear. Living flames gas fire over Granite hearth with resin style surround and built-in base unit w/o recess. Door to cupboard downstairs, sliding door to....

### Kitchen - 3.58m x 2.72m (11'9" x 8'11")

Two Upvc double glazed windows to side and rear. Upvc double glazed door to garden. Base units include cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Wall cupboard houses the 'Vaillant' combination style central heating boiler.

### Landing

Loft access.

### Bedroom 1 - 4.72m x 4.09m (15'6" into bay x 13'5" into recess)

Upvc double window, picture rail and coving. Inner door leading to....

### Dressing Room - 3.58m x 1.45m (11'9" to rear of wardrobes x 4'9")

Upvc double glazed window to front. Fitted cupboards, picture rail and coving.

### Bedroom 2 - 3.33m x 2.79m (10'11" x 9'2" into recess)

Upvc double glazed window overlooking rear.

### Bedroom 3 - 3.1m x 2.72m (10'2" overall measurements x 8'11")

Upvc double glazed window overlooking rear.

### Bathroom/WC - 1.78m x 1.93m (5'10" x 6'4")

Opaque Upvc double glazed window. Three piece suite comprising of low level WC, wash hand basin with cupboard below, and panelled bath with partial wall tiling and electric shower.

### Outside

Ample flagged driveway access providing off road parking for numerous vehicles, loose slate borders with ornamental plants and shrubs. Flagged side access continues via secure side gate to rear. The rear garden benefits access to a number of adjoining out-buildings including shaped and enclosed lawn, flagged patio and further established borders well stocked with a variety of plants shrubs and trees.

### Council Tax

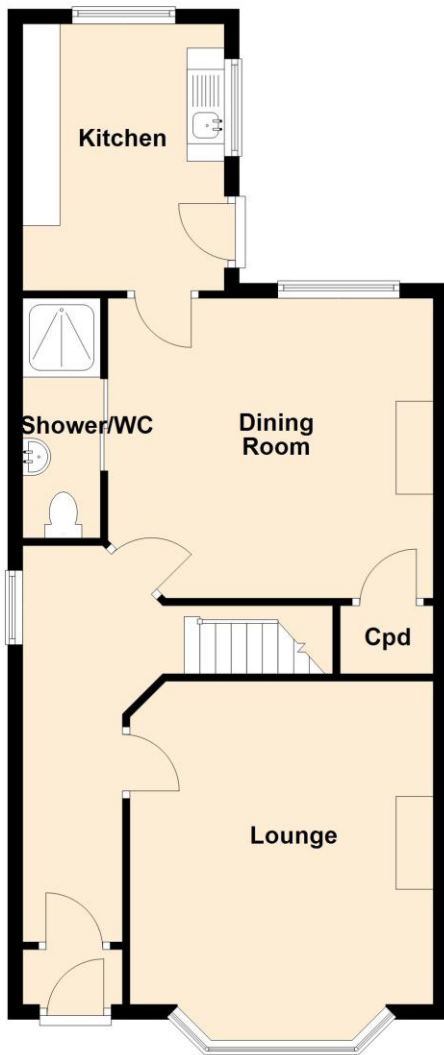
Sefton MBC band C.

### Tenure

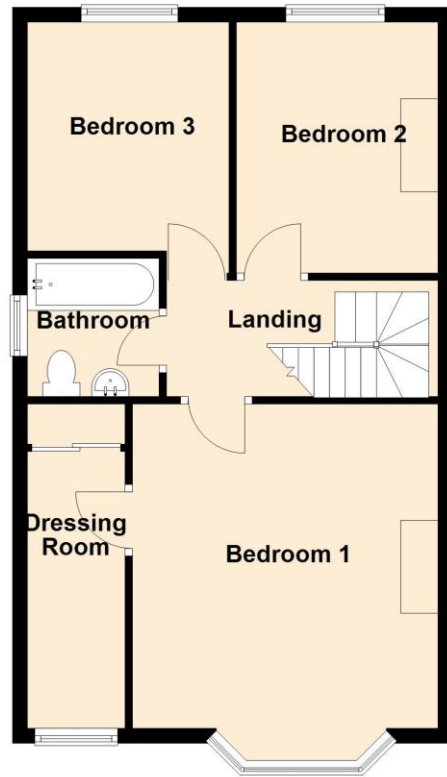
We can confirm that we have conducted all appropriate due diligence, and the Land Registry does not appear to hold documentation of a registered title for this property. Should the property be found to be unregistered, the solicitors acting on behalf of the purchaser should proceed to apply for first registration of the title with the Land Registry as part of the completion process under the new ownership.



**Ground Floor**



**First Floor**



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.