



AI ENHANCED
Chris Tinsley



67 Wennington Road Southport, PR9 7DY, £325,000 'Subject to Contract'

This deceptively spacious character semi-detached family house occupies a convenient position on Wennington Road and offers particularly generous accommodation arranged over three floors. The property retains a number of attractive features, including an impressive pillar bay, and is approached via an entrance vestibule opening into a generous reception hall with a centrally positioned turned staircase to the first floor. There are two particularly well-proportioned reception rooms, together with a breakfast kitchen positioned to the rear, where double patio doors open directly onto the established rear gardens. To the first floor are three bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A separate family bathroom is also fitted with a modern suite. A further staircase leads to the second floor, where two additional rooms provide excellent flexibility, currently arranged as a bedroom and study. Outside, off-road parking is available to the front, with shared side access leading to the enclosed rear gardens. The rear garden is a definite feature of the property, providing an established and attractive setting ideal for family use and entertaining. Wennington Road is conveniently positioned for the wide range of shops and everyday amenities available along Bispham Road, together with useful rail links on the Manchester Piccadilly line and a number of well-regarded schools within the surrounding area, including Norwood Primary School. Early viewing is most definitely advised to fully appreciate the character, proportions and versatility of this appealing family home.

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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

Double outer storm doors with arched glazed, leaded-light insert over. Tiled flooring and hanging space. Glazed, stained and leaded-light inner door leads to...

Entrance Hall

Spacious entrance hallway with two opaque Upvc double-glazed windows to side. Central staircase leads to the first floor with handrail, spindles and newel post. Oak flooring is laid together with coving and ceiling rose. Door leads to...

Lounge - 4.78m x 3.96m (15'8" x 13'0" into recess)

Upvc double-glazed window. Fireplace with marble hearth. Stripped wooden flooring completes the room, together with picture rail and coving.

Sitting Room - 5m x 4.27m (16'5" into bay x 14'0" into recess)

Glazed bay window with stained and leaded-light transoms. Cast-iron and tiled fireplace over tiled hearth. Stripped wooden flooring and useful understairs cupboard providing storage. Picture rail and glazed, stained and leaded-light side window.

Breakfast Kitchen - 6.1m x 2.72m (20'0" x 8'11")

Upvc double-glazed window with double patio doors leading to the enclosed rear garden. Shaker-style kitchen with built-in base units incorporating cupboards and drawers, matching wall cupboards and working surfaces. Single-bowl sink unit with mixer tap and drainer. Appliances include electric oven with five-burner gas hob. Plumbing is available for washing machine and dishwasher, together with space for fridge. Laminated flooring leads through to a breakfast area with recessed spotlighting and part wall tiling.

First Floor Landing

Turned staircase leads to the second-floor suite of rooms, with handrail, spindles and newel post continued. Dado rail and doors lead to...

Bedroom 1 - 4.88m x 5m (16'0" into bay x 16'5" overall measurements to front of wardrobe)

Upvc double-glazed window and separate bay window to front. Stripped wooden flooring, dado rail and coving. Inner door leads to...

En-Suite Shower Room/WC - 1.8m x 1.55m (5'11" x 5'1")

Three-piece white suite comprising low-level WC, pedestal wash hand basin and corner step-in shower enclosure with Mira electric shower. Tiled walls and flooring with recessed spotlighting.

Bedroom 2 - 3.33m x 2.72m (10'11" x 8'11" into recess)

Upvc double-glazed window. Currently arranged as a home office.

Bedroom 3 - 2.79m x 2.67m (9'2" excluding door recess x 8'9" to rear of wardrobes)

Upvc double-glazed window overlooking the rear of the property. Airing cupboard fitted to one wall and housing the hot water cylinder.

Family Bathroom/WC - 1.88m x 2.03m (6'2" x 6'8")

Opaque Upvc double-glazed window. Three-piece modern white suite comprising low-level WC, freestanding bath with mixer tap and handheld shower attachment, and pedestal wash hand basin with mixer tap. Part wall tiling, chrome heated towel rail and recessed spotlighting.

Second Floor Landing

Doors lead to...

Bedroom 4 - 5.13m x 2.36m (16'10" x 7'9" overall measurements including areas of reduced head height)

'Velux' skylight to roof pitch.

Office - 3.07m x 2.29m (10'1" x 7'6" overall measurements including areas of reduced head height and into recess)

Currently arranged as a home study with Velux window to roof pitch.

Outside

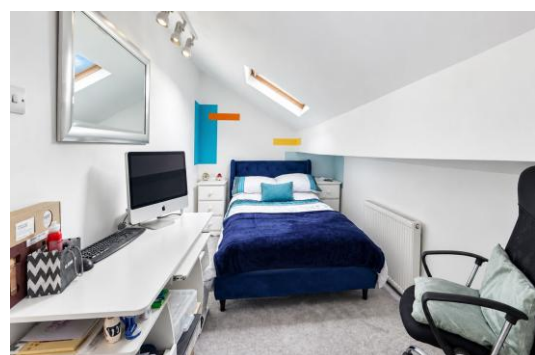
Driveway access to the front provides off-road parking for numerous vehicles, with loose-stone frontage, borders and a variety of plants, shrubs and trees. Shared side access leads via a secure garden gate to the enclosed rear garden, which is not directly overlooked. The garden incorporates an Indian stone patio, loose-stone borders and a variety of well-stocked plants, shrubs and trees. There is also a useful garden store.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

Tenure

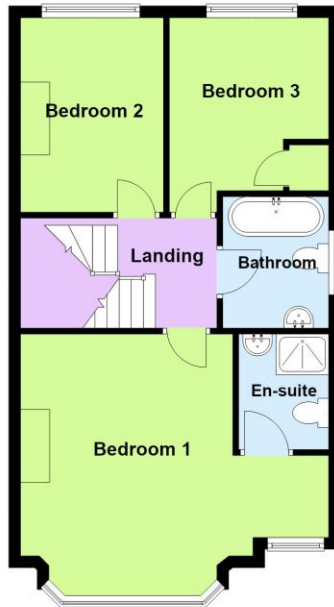
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



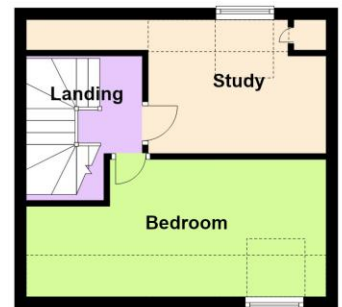
Ground Floor
Approx. 72.2 sq. metres (777.2 sq. feet)



First Floor
Approx. 49.8 sq. metres (536.5 sq. feet)

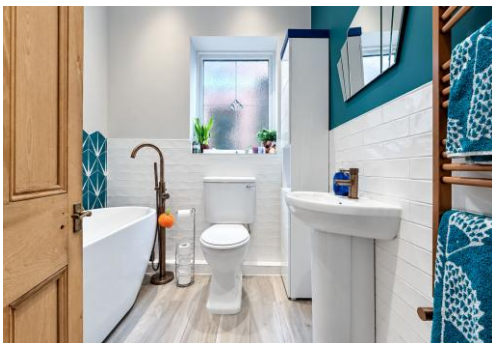


Second Floor
Approx. 24.4 sq. metres (263.1 sq. feet)



Total area: approx. 146.5 sq. metres (1576.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



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