



## **Wennington Road, Southport PR9 7AF**

**NO CHAIN** - An excellent opportunity to purchase a particularly attractive semi-detached house of the "front doors together" style which has been recently improved and modernised including a new kitchen, bathroom, internal doors, new floor coverings and redecoration throughout.

The well planned accommodation is installed with double glazing and gas central heating comprising Hall, front Living Room, rear Dining Room and Kitchen (with integrated oven, hob and cooker hood) to the ground floor with three double Bedrooms to the first. Outside there are garden areas to the front and rear, the rear planned with lawn and patio.

The property is located in a popular residential area conveniently placed for local shops at Bispham Road together with primary and secondary schools within the vicinity. There are public transport facilities leading to the town centre and a railway station at Meols Cop on the Southport to Manchester line.



**Price: £215,000 Subject to Contract**

**Ground Floor:**

**Entrance Vestibule**

**Hall**

**Living Room** - 3.48m x 3.23m (11'5" x 10'7") plus bay

**Dining Room** - 3.63m x 3.63m (11'11" x 11'11")

**Kitchen** - 3.07m x 2.44m (10'1" x 8'0") plus recess and store

**First Floor:**

**Landing**

**Bedroom 1** - 4.55m x 2.29m (14'11" x 7'6") overall

**Bedroom 2** - 3.05m x 2.77m (10'0" x 9'1")

**Bedroom 3** - 4.11m x 2.44m (13'6" x 8'0")

**Bathroom** - 2.77m x 1.45m (9'1" x 4'9") plus recess

**Outside:**

There are garden areas to the front and rear of the property which have been planned for ease of maintenance. The rear garden enjoys a south-westerly aspect and is planned with lawn, patio, garden store and outside wc.

**Council Tax:**

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

**Tenure:**

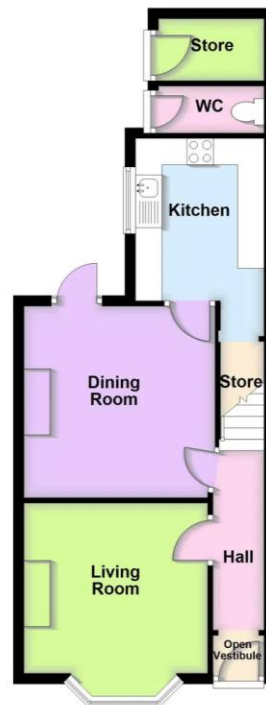
Freehold

**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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**Ground Floor**  
Approx. 44.2 sq. metres (475.8 sq. feet)



**First Floor**  
Approx. 41.9 sq. metres (451.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	75
(39-54)	<b>E</b>		
(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	

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.