



-  Semi Detached House
-  'Front Doors Together' Style
-  Three Bedrooms

-  Three Reception Rooms
-  Gardens and Parking
-  Inspection Recommended

**Price: £199,950** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An early inspection is highly recommended of this well presented, semi detached house of the front doors together style, which has been tastefully extended. Located in a popular residential area of Southport, well placed for a number of local shops, the gas centrally heated and double glazed accommodation briefly comprises Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen, Lounge and WC to the ground floor with three Bedrooms and Bathroom to the first.

Outside, the front is paved to provide off road parking, whilst the rear garden is a particular feature with paved patio leading to shaped lawn and established borders.

Wennington Road is located off Bispham Road where there are local shops and public transport facilities to the town centre.

Meols Cop railway station on the Southport/Manchester line is readily accessible as are a number of primary and secondary schools.



## Ground Floor:

### Hall

**Living Room** - 3.65m x 3.25m (11'11" x 10'7")

**Dining Room** - 3.64m x 3.25m (11'11" x 10'7")

**Kitchen** - 4.52m x 2.43m (14'9" x 7'11")

**Lounge** - 3.3m x 2m (10'9" x 6'6")

### Inner Hall

**WC** - 0.76m x 1.6m (2'6" x 5'3")

## First Floor:

**Bedroom 1** - 4.38m x 2.96m (14'4" x 9'8")

**Bedroom 2** - 4.2m x 3.3m (13'9" x 10'9")

**Bedroom 3** - 3.64m x 2.78m (11'11" x 9'1")

**Bathroom** - 1.57m x 4.52m (5'2" x 14'10") Overall

## Outside

Outside, the front is paved to provide off road parking, whilst the rear garden is a particular feature with paved patio leading to shaped lawn and established borders.

## Tenure

The UK Government land and property information website shows the tenure to be Freehold.

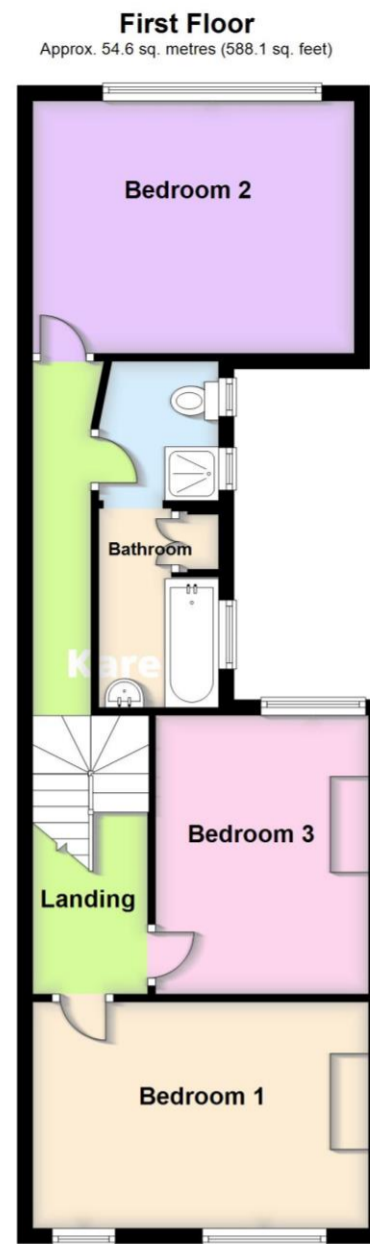
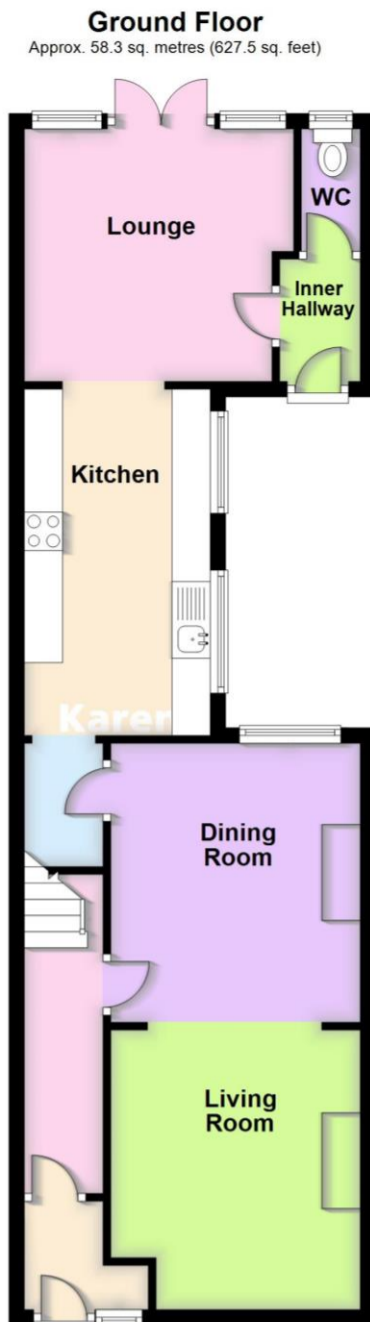
## Council Tax

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

## Please Note

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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Total area: approx. 112.9 sq. metres (1215.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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