



**145 Wennington Road
Southport, PR9 7AH £180,000
'Subject to Contract'**

Conveniently located in the heart of Southport, this charming 'doors together' three-bedroom semi-detached family house offers an idyllic retreat for those seeking comfort and convenience. Tucked away from the hustle and bustle, yet conveniently located within close proximity to nearby Schools and Train Links. Internally the generous living accommodation is well planned offering two reception room open plan leading to a modern breakfast room and kitchen at the rear, perfect for entertaining. To the first floor there are three double bedrooms and a bathroom including Wc. The garden is well established and perfect for couples and families alike with off road parking presented to front. With its prime location, this property offers easy access to a wealth of amenities, shops, restaurants, and leisure facilities. For commuters, the convenient train links on the Southport to Manchester Piccadilly line ensure effortless travel to the city and beyond, making this the perfect place to call home for families and professionals alike.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Enclosed Entrance Vestibule

Composite style entrance door, double glazed and leaded inserts and tiled flooring. Glazed inner door leads to entrance hall.

Entrance Hall

Woodgrain laminate style flooring, glazed and leaded light window to lounge and stairs lead to first floor with handrail, spindles and newel post. Door leads to...

Through Lounge/ Dining Room - 7.75m x 3.51m (25'5" into bay x 11'6" overall)

Upvc double glazed bay window to front, electric fire with marble interior, hearth and wooden fire surround. Dado rail, coving. Archway provides open plan access to dining room with Upvc double glazed window overlooking rear of property and further door leading to...

Breakfast Room - 2.97m x 2.67m (9'9" x 8'9")

Upvc double glazed sliding patio door leads to enclosed rear garden. Woodgrain laminate style flooring and under stairs storage cupboard access. Built in cupboard houses ' Worcester' combination style central heated boiler system. Archway provides open plan access leading to...

Kitchen - 3.71m x 2.46m (12'2" x 8'1")

Upvc double glazed door and window leads to garden at the rear. A range of base units include cupboards and drawers, wall cupboards, glazed china cupboards and working surfaces. Four ring gas hob with extractor over, separate cooker. Plumbing is available for washing machine and dishwasher. Recess for free standing fridge freezer. Part wall tiling and tile effect laminate covered flooring. Spotlighting.

First Floor

Split level landing access with loft and dado rail.

Bedroom 1 - 2.97m x 4.34m (9'9" x 14'3" to rear of wardrobes)

Two Upvc double glazed windows, with fitted wardrobe and flyover storage cupboard.

Bedroom 2 - 3.61m x 2.87m (11'10" x 9'5")

Upvc double glazed window, woodgrain laminate style flooring and picture rail.

Bedroom 3 - 3.73m x 2.49m (12'3" excluding entry door recess x 8'2")

Upvc double glazed window to rear and Upvc double glazed portal to side. Part panelled vaulted ceiling with spotlighting and midway wall tiling.

Bathroom/ WC - 1.78m x 3m (5'10" x 9'10")

Opaque Upvc double glazed window with three-piece modern white suite comprising of low-level WC, pedestal wash hand basin, and panelled bath with tiled surround, glazed shower screen and plumbed in shower. Part wall tiling and extractor.

Outside

Flagged driveway access provides off road parking to front with raised and loose stone borders, flagged access continues via side to enclosed garden at the rear arranged for ease of maintenance predominately flagged with lawn, not directly overlooked.

Council Tax

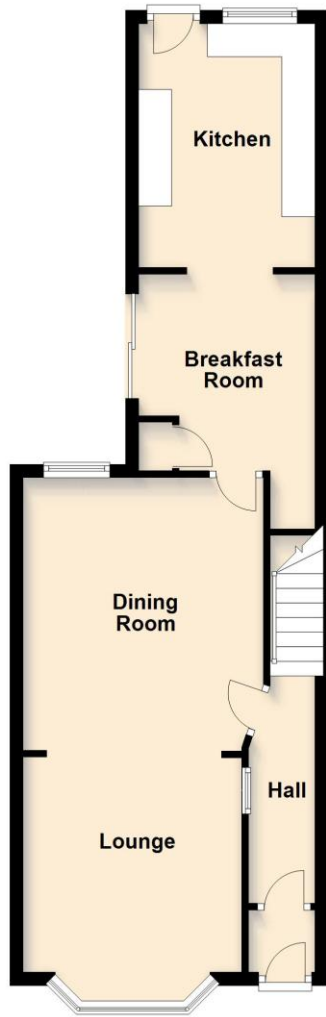
Sefton MBC band B.

Tenure

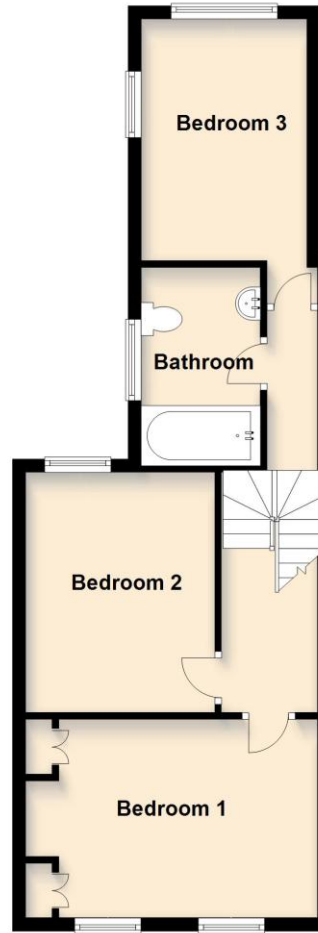
Freehold.



Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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.