



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

-  Good Size Rear Garden
-  Off Road Parking
-  No Chain

**Price: £180,000** Subject to Contract

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







An excellent opportunity to purchase this well proportioned 'front doors together' style semi-detached house, which has the benefit of a good size rear garden and off road parking.

The property offers accommodation comprising Hall, Open Plan Lounge/Dining Room and Kitchen with Store Cupboard to the ground floor with three Bedrooms and Bathroom to the first. Gas central heating and upvc double glazing are installed.

There are gardens to the front and rear of the property, the front incorporating a paved driveway providing off road parking. The good size rear garden has a paved patio and shaped lawn.

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

**Open Plan Lounge/ Dining Room** - 6.91m x 3.48m (22'8" x 11'5") plus bay, max

**Kitchen** - 4.78m x 2.49m (15'8" x 8'2")

### First Floor

#### Landing

**Bedroom 1** - 4.47m x 3.1m (14'8" x 10'2") overall

**Bedroom 2** - 3.66m x 2.69m (12'0" x 8'10")

**Bedroom 3** - 2.57m x 2.51m (8'5" x 8'3")

**Bathroom** - 2.11m x 1.6m (6'11" x 5'3")

**Outside:** There are gardens to the front and rear of the property, the front incorporating a paved driveway providing off road parking. The good size rear garden has a paved patio and shaped lawn.

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

**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link:  
<https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link:  
<https://labs.thinkbroadband.com/local/index.php>

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

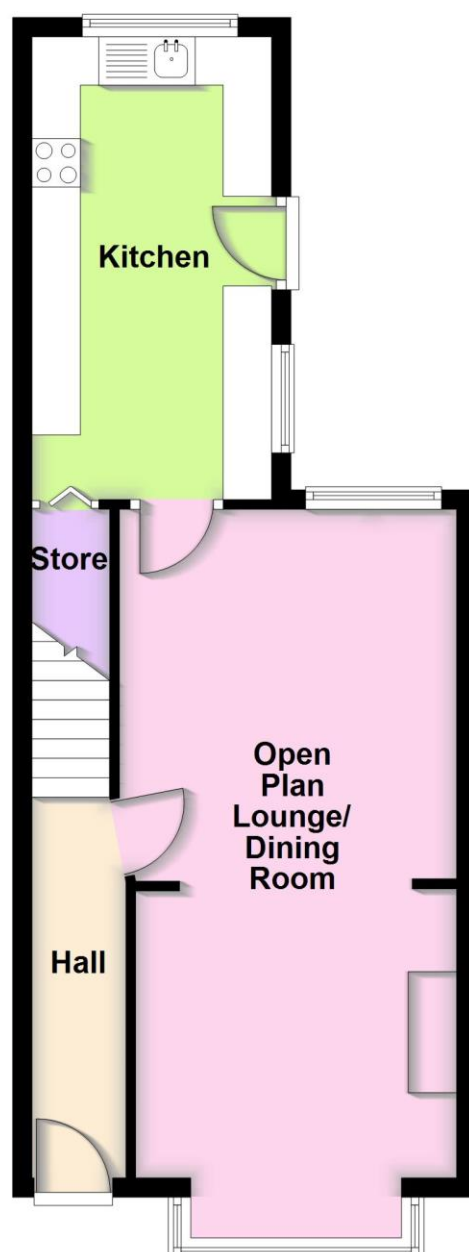
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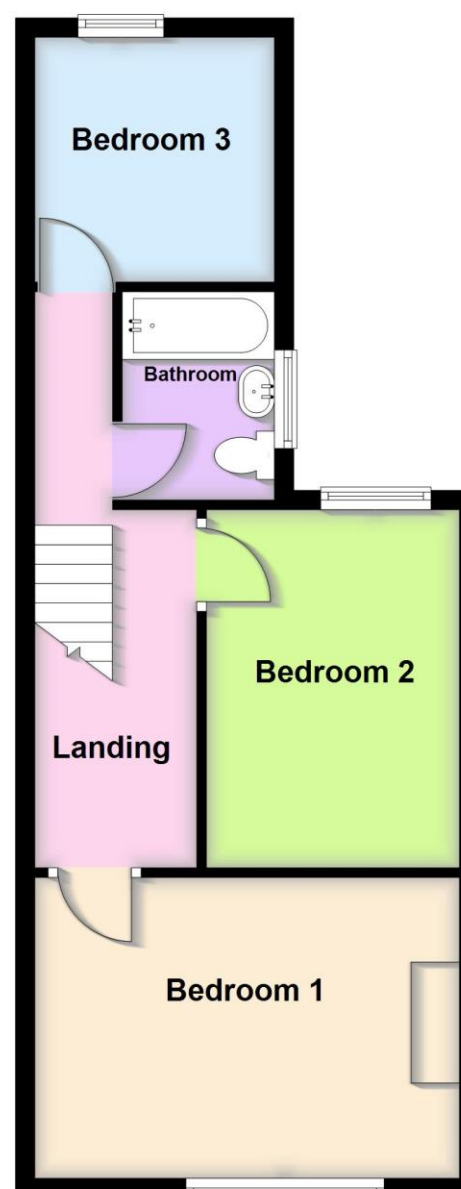
## Ground Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



## First Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



Total area: approx. 86.2 sq. metres (927.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	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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