



**Wennington Road, Southport, PR9 7AU**

**£150,000** Freehold

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### Key Features Include

- ✓ Two Reception Rooms
- ✓ Large Kitchen
- ✓ Downstairs WC
- ✓ Three Bedrooms
- ✓ Family Bathroom
- ✓ No Chain

Offered with No chain delay this traditional semi detached Victorian property offers spacious accommodation in a popular residential location close to shops and services of Bispham Road. The accommodation briefly comprises, two reception rooms large kitchen and wc to the ground floor and upstairs are three double bedrooms and a family bathroom. There is a fully enclosed private garden to the rear. The property is double glazed and has gas central heating.

  
**northwood**  
Over & Above



### Porch

Enclosed porch with timber outer door.

### Hallway

Stairs to the first floor. Radiator.

### Lounge 4.15m x 3.12m (13'7" x 10'3")

Bay to the front aspect, tiled and timber fireplace with open hearth, original coving, decorative ceiling rose. Radiator.



### Dining Room 3.11m x 3.63m (10'2" x 11'11")

Window to the rear aspect, open to the kitchen. Radiator.

### Kitchen 4.81m x 2.50m (15'9" x 8'2")

Fitted kitchen with a range of base and wall units incorporating integrated dishwasher, eye level double oven, plumbing for washing machine, stainless steel sink unit. Window to the side aspect, door to the garden. Door to under stairs storage and door to the WC. Wall mounted Worcester Combi Boiler



### Cloakroom

Window to the rear aspect, WC and wash hand basin.





**Bedroom One** 3.47m x 4.43m (11'5" x 14'6")

Double bedroom with two windows to the front aspect. Radiator.

**Bedroom Two** 2.85m x 2.57m (9'4" x 8'5")

Window to the rear aspect. Radiator.

**Bedroom Three** 2.81m x 2.57m (9'3" x 8'5")

Window to the rear aspect. Radiator.



**Landing** Loft access and roof skylight window.

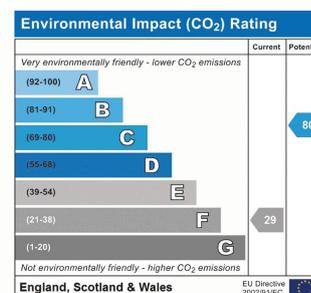
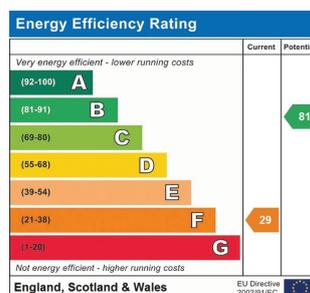
**Bathroom**

Fully tiled bathroom with ladder style radiator, bath with mixer shower over, wc, extractor, and window to the side aspect.



## Gardens

Timber side gate, walled and fully enclosed garden to the rear, laid to paved patio area and lawn. There is a driveway and planted garden to the front.



### Disclosure

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.