



17 Wennington Road, Southport

Southport



NICHOLLS
& BARNES

ESTATE AGENTS

In Excess of £450,000

17 Wennington Road

Southport

Truly striking, double fronted Edwardian home with four double bedrooms, three reception rooms, large family bathroom, gardens to front & rear and brick-built garage/workshop

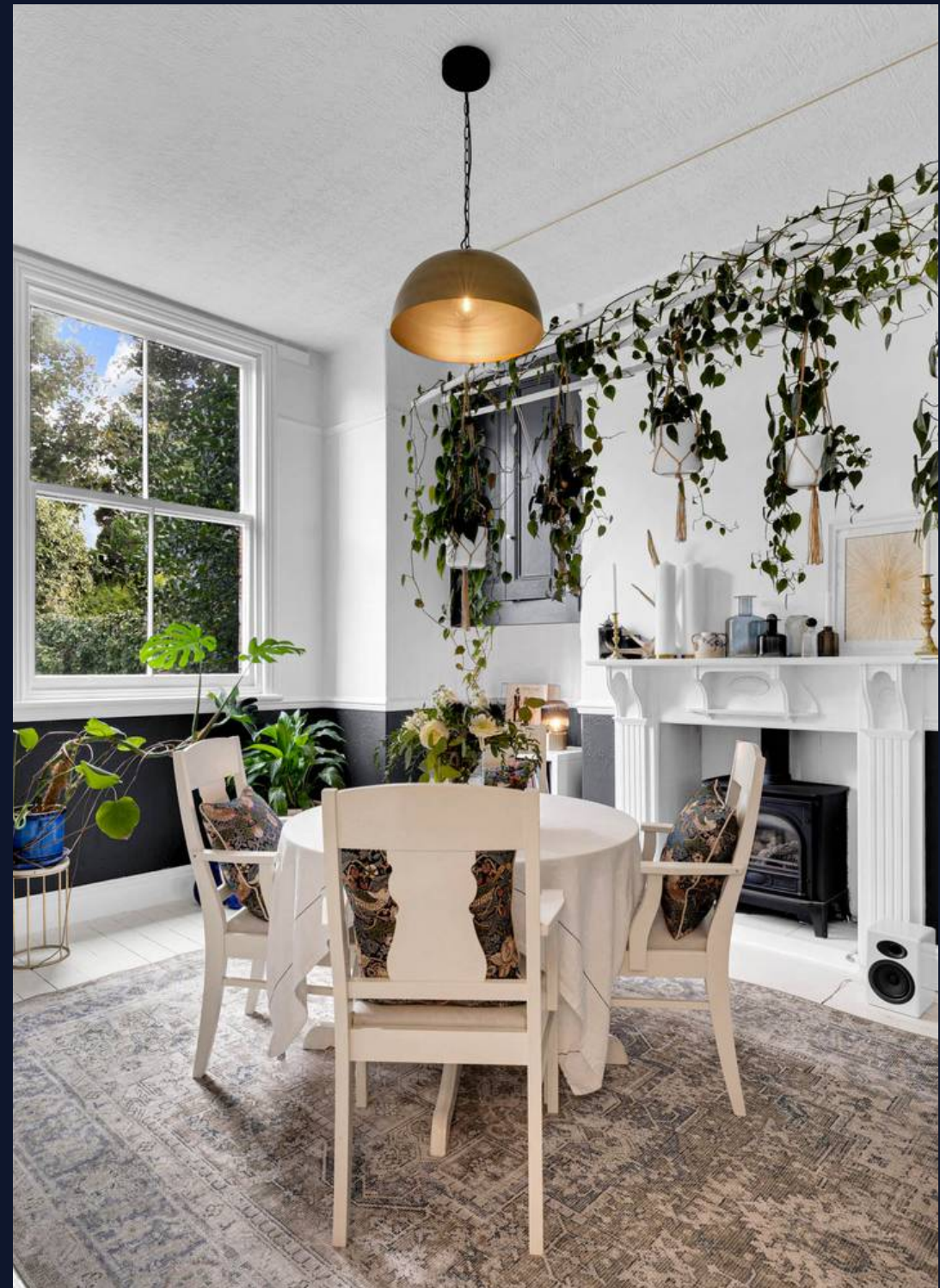
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Double Fronted Detached Property
- Four Double Bedrooms
- Three Reception Rooms
- Exquisitely Decorated Throughout
- Stunning Edwardian Features
- Spacious Kitchen
- Gardens To Front & Rear
- Brick Built Garage
- Off-Street Parking
- Ideal Location Close To Amenities



FRONT GARDEN

REAR GARDEN

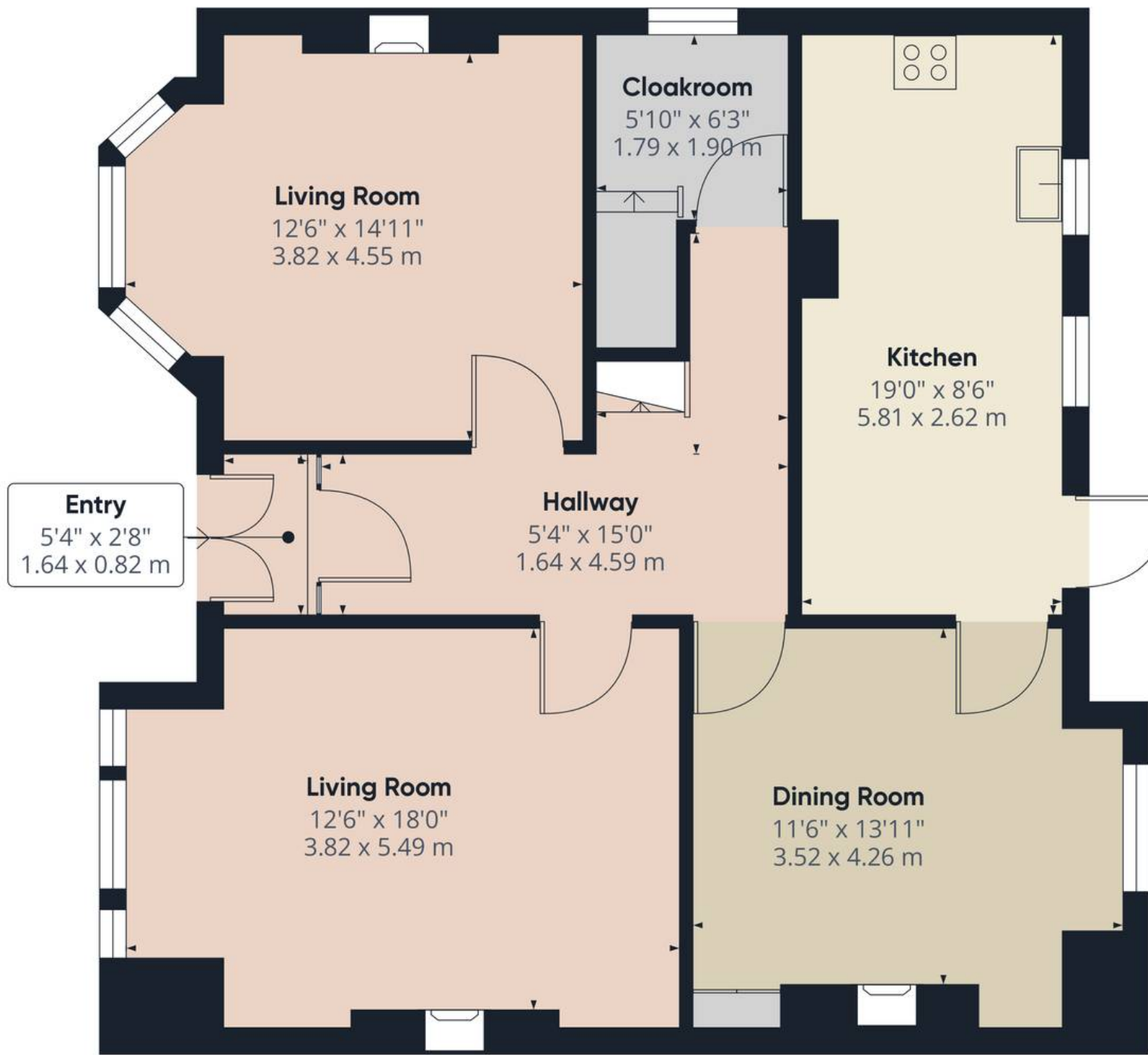
GARAGE

Single Garage

DRIVEWAY

1 Parking Space





Approximate total area⁽¹⁾

893.73 ft²

83.03 m²

Reduced headroom

11.84 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1 Building 1

Approximate total area⁽¹⁾

860.25 ft²

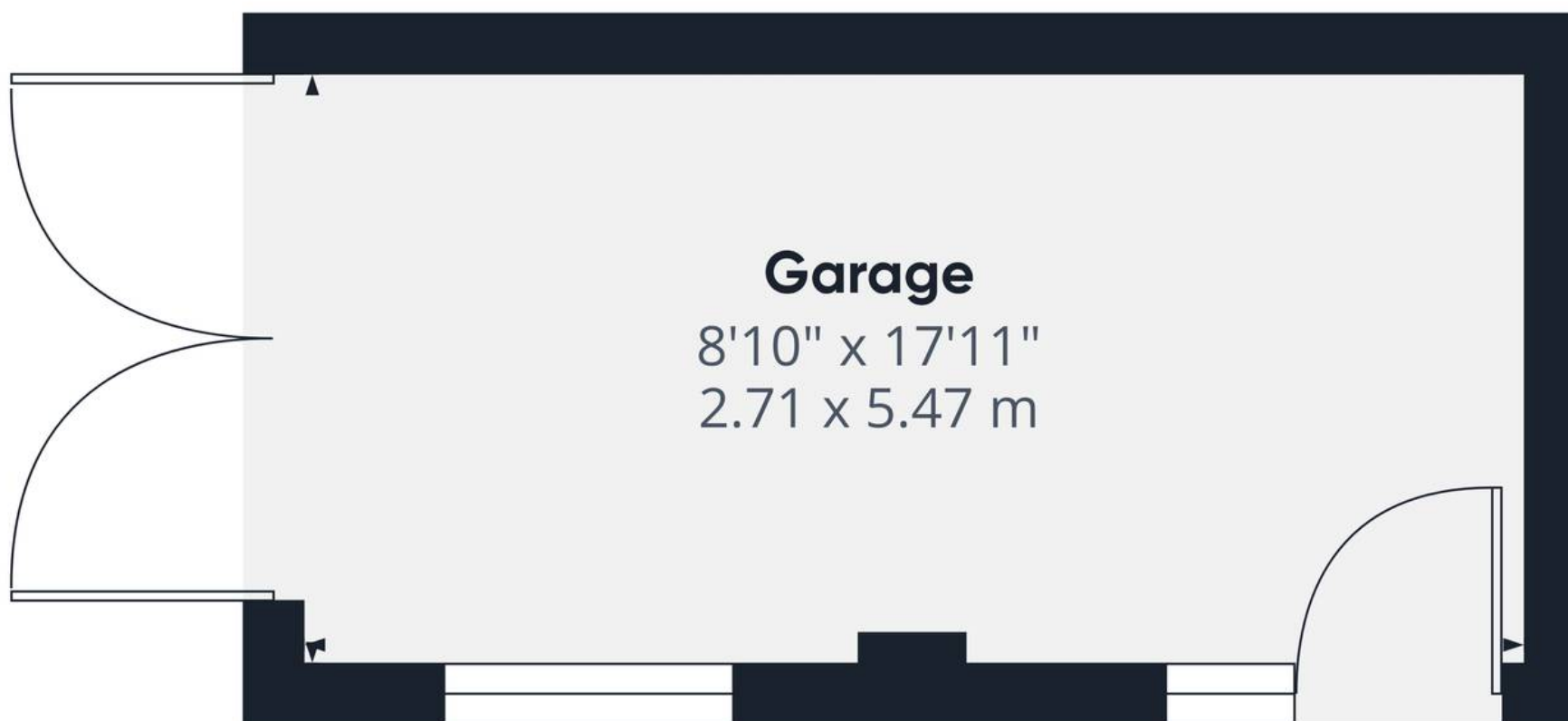
79.92 m²

(1) Excluding balconies and terraces

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Garage
8'10" x 17'11"
2.71 x 5.47 m

Approximate total area⁽¹⁾

162.86 ft²

15.13 m²

(1) Excluding balconies and terraces

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