



**134 Zetland Street
Southport, PR9 9DL £220,000
'Subject to Contract'**

A well-presented three-bedroom semi-detached family home, ideally positioned within easy reach of Manchester Road's amenities, Southport town centre, Hesketh Park and excellent rail links to both Liverpool and Manchester. The property boasts attractive K-rendered elevations, a generous Indian stone patio garden and convenient off-road parking. Internally, the accommodation briefly comprises two reception rooms, a kitchen and useful ground floor utility, with three bedrooms and a modern family bathroom to the first floor. Having been recently plastered throughout, the property offers a fresh and versatile blank canvas, providing the perfect opportunity for the new owner to update and decorate to their own taste and style.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Enclosed Entrance Porch

Upvc double glazed outer door and windows, partial tiled flooring and a glazed inner door leading to...

Entrance Hall

Stairs lead to the first floor with handrail and newel post. Doors lead to the main accommodation.

Lounge - 4.62m x 3.66m (15'2" into bay x 12'0" into recess)

Upvc double glazed bay window to front, fireplace with Marble hearth and wooden surround, and wall light points. Internal glazed double doors open to...

Dining Room - 3.91m x 3.86m (12'10" x 12'8" into recess)

Upvc double glazed window overlooking the rear garden, access to an under-stairs cupboard and a separate opaque Upvc double glazed window to side. A door and step lead down to...

Kitchen - 3.56m x 2.36m (11'8" x 7'9")

Upvc double glazed door and window. A range of built-in base units includes cupboards and drawers, with wall cupboards, glazed china cupboards and work surfaces. Part wall tiling and tiled flooring. Appliances include a Hotpoint electric double oven, four-ring hob and extractor hood above. 1 1/2 bowl sink unit with mixer tap and drainer, plus plumbing for a dishwasher. A doorway leads to...

Utility Room - 1.75m x 1.73m (5'9" x 5'8")

Upvc double glazed window overlooking the rear of the property. Space for a freestanding fridge freezer and plumbing for a washing machine. Wall-mounted Vaillant combination central heating boiler. Door leads to...

WC - 0.74m x 1.75m (2'5" x 5'9")

Low-level WC and pedestal wash hand basin.

First Floor Split-Level Landing

Loft access with drop-down ladder.

Bedroom 1 - 3.45m x 4.85m (11'4" x 15'11" into recess)

Upvc double glazed window.

Bedroom 2 - 2.34m x 3.25m (7'8" x 10'8" into recess)

Upvc double glazed window.

Bedroom 3 - 3.58m x 2.41m (11'9" x 7'11")

Upvc double glazed window.

Bathroom/WC - 3.2m x 1.4m (10'6" x 4'7")

Opaque Upvc double glazed window. Modern white three-piece suite comprising a low-level WC, vanity wash hand basin with mixer tap and cupboards below, and vanity wall mirror. Panelled bath with glazed shower screen, plumbed-in overhead shower and handheld attachment. Tiled walls, chrome ladder-style towel rail and recessed spotlights.

Outside

A hard-surfaced driveway to the front provides off-road parking for numerous vehicles, with established borders, and continues through a composite side gate to the rear. The enclosed rear garden has an Indian stone patio, lawn, raised seating area and timber garden shed. It is walled and not directly overlooked.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor

Approx. 54.5 sq. metres (586.7 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



Total area: approx. 98.2 sq. metres (1056.5 sq. feet)



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.