



Zetland Street, Southport, PR9



**£240,000**

- NO ONWARD CHAIN
- Recently Refurbished Throughout
- Semi Detached Family Property
- Open Plan Kitchen/ Diner
- Living Room
- 4 Bedrooms
- Freehold
- EPC rating D





This immaculate, semi-detached house has been thoughtfully renovated throughout and offers a fantastic opportunity for first-time buyers, investors, and growing families to create their perfect home. The living room, open-plan kitchen and four bedrooms make it a versatile property that can adapt to your lifestyle.

The most impressive feature of the house is the open-plan kitchen family room. The newly fitted gloss kitchen is the heart of the home and is open into a spacious living/dining area that creates an inviting space for family gatherings or entertaining guests. A separate front living room at the front of the front of the property showcases a range of period features adding a touch of charm and character to the house. A recently fitted bathroom is located on the ground floor. Whilst the first floor has 4 bedrooms serviced by a WC.

Externally to the front is a generous size garden with the benefit of off-road parking whilst the rear is made private by trees and fencing. Situated in a popular location close to Southport Town Centre, the property benefits from excellent public transport links and is within easy reach of local amenities.

## Entrance

Vestibule porch with original style glazed door leading to L shaped entrance hall.

## Living Room

Large bay window to the front aspect. Finished with beautiful features such as deep coving and ceiling rose.

## Open Plan Kitchen/Living Area

Vendors have opened the space to create an excellent family living space which opens into the kitchen. A newly fitted kitchen has a range of units and integrated appliances including electric oven, has hob and extractors over. Access to a large understairs cupboard which has a large window to side aspect.

## Downstairs Bathroom

An inner hallway leads to a downstairs bathroom and has a door to the side aspect. A recently fitted suite comprises a bath with shower, WC and pedestal sink. Part tiled walls.

## Stairs & Landing

A spacious landing area has a window to the side aspect and doors to all rooms.

## Bedroom 1

Large bay window to front aspect.

## Bedroom 2

Window to rear aspect.

## WC

Located centrally to service all bedrooms. WC and pedestal sink.

## Bedroom 3

Window to front aspect.

## Bedroom 4

Window to side aspect.

## External

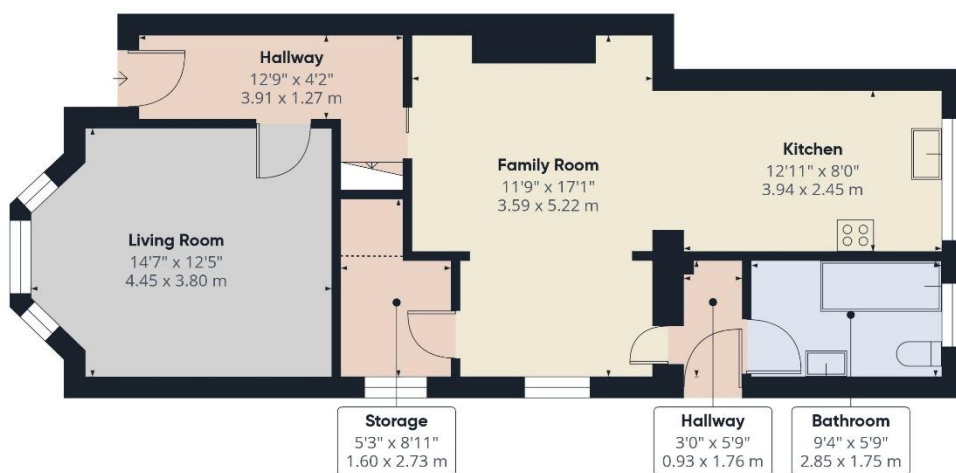
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## Additional Information

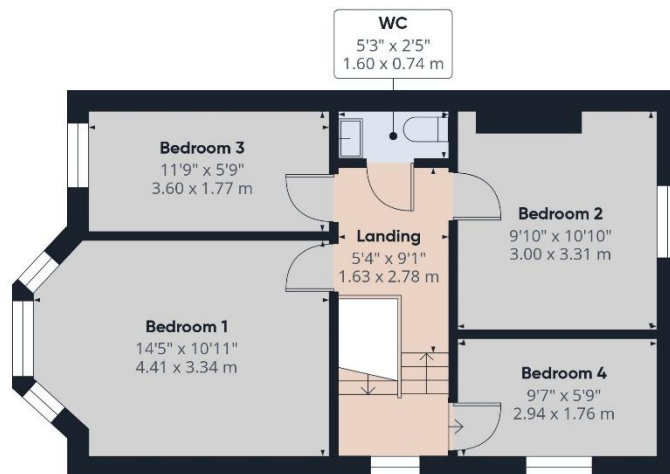
Property has recently been fully renovated. Vendors advised they have had a new boiler and has recently been re-wired.

## Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any 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.



Floor 0



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		