



15 Zetland Street, Southport, PR9 0SB

£220,000

'Subject to Contract'

This unique family home provides deceptive modern living throughout! Perfect for entertaining the open-plan reception space leads via French doors to rear Courtyard style garden. The kitchen is arranged in a modern contemporary style leading via inner hall access to a ground floor Bathroom suite including Wc, again immaculate in presentation. To the first floor there are three bedrooms of which two have en-suite shower room facility, including the master with additional walk-in wardrobe! The main landing is also perfect for use as a home study area with access to loft via drop down ladder. Secure off-road parking is available to front for numerous vehicles and the rear garden is arranged in a courtyard style including substantial timber built out-building (Available by separate negotiation). The property is ideally located for all of the Town Centre amenities including convenient access to the commuter links on both the Southport to Liverpool & Piccadilly Train lines. Early viewing is most definitely advised.

Enclosed Entrance Porch

Composite style outer entrance door, UPVC double-glazed window to front bay/Lounge, and glazed inner door to...

Entrance Hall

Stairs lead to First Floor with handrail, newel post and 'Karndean' flooring is laid with staircase to First Floor. Door leads to...

Lounge/Dining Room - 8.36m overall measurements into bay x 3.18m (27'5" overall measurements into bay x 10'5")

UPVC double-glazed bay window to front of property with fitted roller blinds and Quartz Granite windowsills. Attractive 'Karndean' flooring continues with open-plan access through to Dining Room and UPVC double-glazed French doors leading to rear of property. Also complete with fitted roller blinds. Door leads to...

Kitchen - 4.29m overall measurements into recess x 2.46m (14'1" overall measurements into recess x 8'1")

UPVC double-glazed window to side and door leads to useful under stairs storage cupboard. 'Karndean' flooring continues. Modern style fitted white gloss kitchen with a number of built-in base units including cupboards, drawers, wall cupboards and working surfaces. One and a half-bowled sink unit with mixer tap and drainer. One wall cupboard housing 'Alpha' combination style central heating boiler system. UPVC double-glazed side window with fitted roller blinds. Appliances include fridge and freezer, electric oven and four-ring ceramic style hob with funnel style extractor hood above. There is also integrated washing machine. Partial wall tiling and door leads to...

Inner Hall

Composite style door leads to rear courtyard and space/recess for tumble dryer. Door leads to...

Ground Floor Bathroom/WC - 2.51m x 1.93m (8'3" x 6'4")

UPVC double-glazed window including fitted roller blinds, three-piece modern suite comprising of low-level WC, vanity wash hand basin with mixer tap and cupboards below. Panelled bath with tiled surround, 'Karndean' style flooring continues with tiled walls, wall radiator, recessed spotlighting and extractor.

First Floor Landing

Loft access available via drop-down ladder, landing currently in use as a home study area. Half-landing access leads to Bedroom 3, with main landing leading to a further two bedrooms.

Bedroom 1 - 3.58m x 2.69m overall measurements (11'9" x 8'10" overall measurements)

UPVC double-glazed window to front of property with fitted roller blinds and Quartz Granite windowsills. Open-plan access to walk-in closet fitted with useful hanging space, shelving and drawers; measures 5'7" x 3'10" and further door leads to...

En Suite Shower Room/WC - 1.42m x 1.65m (4'8" x 5'5")

Opaque UPVC double-glazed portal style window to front of property with three-piece modern white suite comprising of low-level WC, vanity wash hand basin with mixer tap and step-in shower enclosure with plumbed-in shower unit. Tiled walls and flooring, ladder style chrome heated towel rail and recessed spotlighting.

Bedroom 2 - 3.58m reducing to 2.07m x 2.92m (11'9" reducing to 6'8" x 9'7")

UPVC double-glazed window with fitted roller blinds overlooking rear of property. Door leads to...

En Suite Shower Room/WC - 1.73m x 1.42m (5'8" x 4'8")

Three-piece modern white suite comprises of low-level WC, vanity wash hand basin with mixer tap and storage cupboards below and step-in shower enclosure with plumbed in shower and folded shower door. Tiled walls with ladder style chrome heated towel rail, recessed spotlighting and extractor.

Bedroom 3/Dressing Room - 3.18m x 2.46m to rear of wardrobes (10'5" x 8'1" to rear of wardrobes)

UPVC double-glazed window overlooks rear of property with fitted roller blinds. Bedroom currently in use as a walk-in dressing room but can easily be converted back to a bedroom if required.

Outside

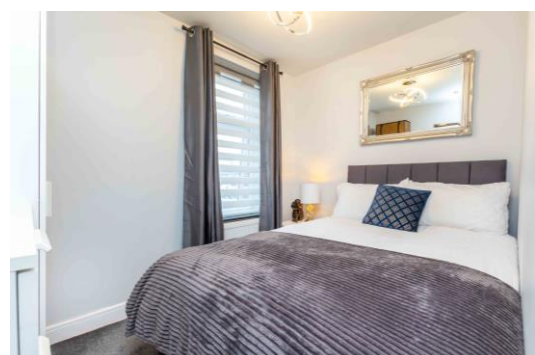
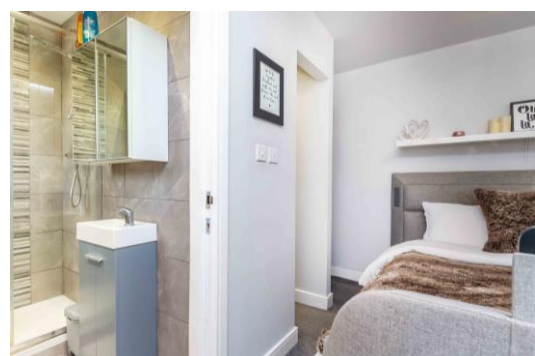
Private driveway access to front via composite double entrance gates provides adequate off-road parking for numerous vehicles. Secure gated side entrance access provides a 'right of way' to the side/rear garden and also leads to the Residences at European House, just off Hall Street. The rear courtyard style garden is arranged for ease of maintenance with Indian stone patio and Astro-turf lawn. Well screened, there is also a substantial timber store including veranda with electric light and power supply. (Timber store is not included in the sale and only available by separate negotiation).

Tenure

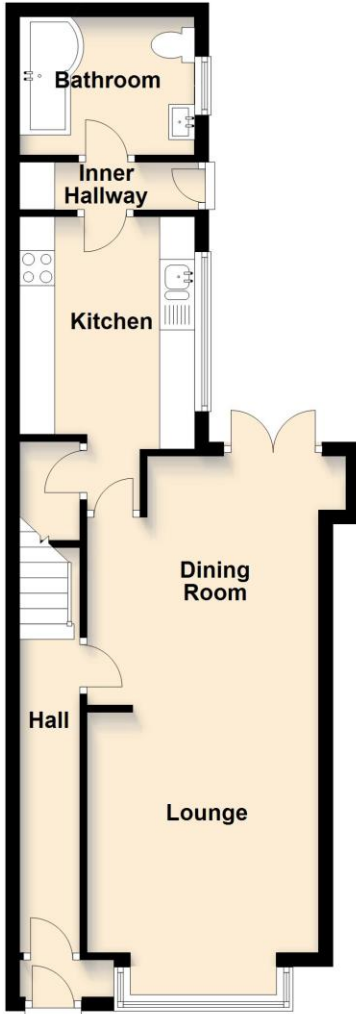
Freehold.

Council Tax

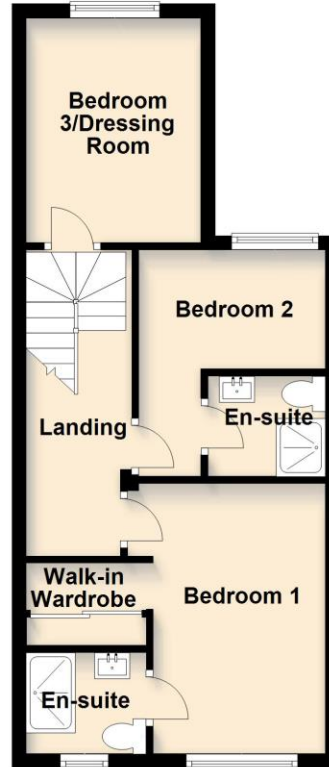
Sefton MBC Band B.



Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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