



**44 Zetland Street
Southport, PR9 0RH, £210,000
'Subject to Contract'**

A popular 'Doors Together' semi-detached family house, offering deceptively spacious living accommodation and garden arranged for ease of maintenance to rear. The convenient location is ideal for a number of shops and amenities located at the Central 12 shopping center, with further amenities to be found at Lord Street and the Southport Town Centre. Internally the modernised accommodation comprises of two generous reception rooms and a modern style kitchen leading to a separate utility room including WC to the ground floor. To the First Floor there are two double bedrooms and a modern style wet room with WC. Off road parking is available to a front driveway with the rear garden being enclosed and not directly overlooked. The property is also within convenient access of Southport Train Station, with commuter links on both the Manchester Piccadilly & Liverpool Central lines. Early viewing advised.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Enclosed Entrance Vestibule

Composite style outer door leading to vestibule with opaque double-glazed insert over. Tiled Flooring. Glazed inner door to....

Entrance Hall

Woodgrain flooring, stairs lead to the first floor with handrail, spindles and newel post. Dado rail, glazed door to....

Lounge - 4.44m x 3.48m (14'7" into bay x 11'5" into recess)

Upvc double glazed bay window to front. Living flame gas fire with tiled surround and hearth. Picture rail, coving and ceiling rose.

Dining Room - 3.63m x 3.63m (11'11" x 11'11")

Upvc double glazed window to rear. Original glazed, leaded light side windows to recess. Woodgrain flooring continues. Feature fire surround and hearth. Cupboard fitted to recess housing gas meter. Separate cupboard to understairs houses electrical consumer unit.

Kitchen - 2.72m x 2.26m (8'11" x 7'5")

Upvc double glazed side door and window leads to rear. Attractive kitchen comprising from a number of built-in base units with cupboards and drawers, wall cupboards and 'Butcher Block' working surfaces with 1 1/2 bowl sink unit mixer tap and drainer. Space is available for freestanding fridge freezer and cooker. Kitchen finished with an eclectic range of assorted floor tiles. Door leads to....

Utility Room/WC - 1.98m x 2.31m (6'6" x 7'7")

Opaque Upvc double glazed window. Low level WC and wash hand basin with mixer tap. Assorted floor tiling continues with ladder style chrome heated towel rail to one wall. Plumbing is available for washing machine.

Landing

Split level landing access with dado rail and loft with drop down ladder. We can confirm that the loft approximately measures 15'7" x 8'5" excluding eaves and is currently boarded for storage purposes.

Bedroom 1 - 3.58m x 4.37m (11'9" x 14'4" to rear of wardrobes)

A double bedroom with two Upvc double glazed windows to front. Fitted wardrobe with hanging space and shelving.

Bedroom 2 - 3.63m x 3.07m (11'11" x 10'1")

Upvc double glazed window. Built-in cupboard to recess housing the 'Glow.worm' combination style central heating boiler.

Wet Room/WC - 2.72m x 2.34m (8'11" x 7'8")

Opaque Upvc double glazed window. Two-piece white suite comprising of low-level WC and up-cycled vanity wash hand basin with mixer tap and dresser style cabinet below. Wet area including Japanese style shower screen, plumbed-in deluge style shower and hand-held shower attachment. Partial wall tiling, tiled flooring and wall light points.

Outside

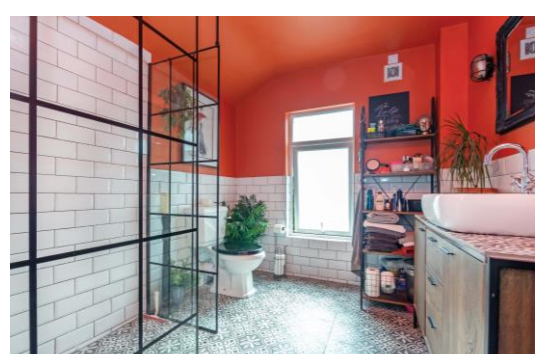
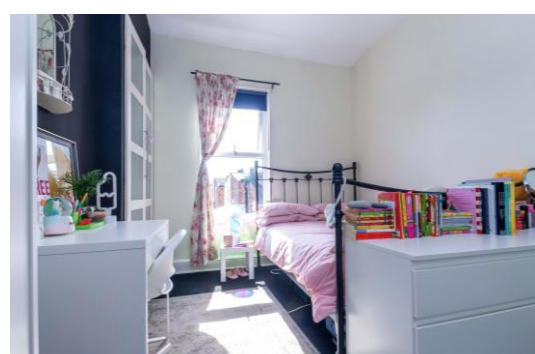
Off road parking is available to a loose stone front driveway providing off road parking. Ornamental borders well stocked. Loose stone access continues to side via secure gate to rear. The rear garden is private and not directly overlooked and comprises of attractive Indian stone patio area and artificial grass, all arranged for ease of maintenance. There is also access to a garden store and external water tap.

Council Tax

Sefton MBC Band B

Tenure

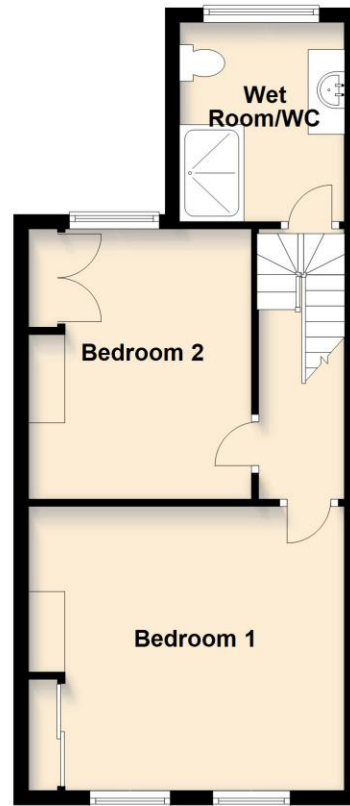
Freehold.



Ground Floor



First Floor



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



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