



**64 Zetland Street**  
**Southport, PR9 0RH, £200,000**  
**'Subject to Contract'**

This charming and immaculately presented 'doors together' cottage-style semi-detached family home offers a delightful blend of character and modern living. The property features a spacious reception room filled with natural light from the large bay window fitted with attractive Plantation style shutters, alongside a well-appointed breakfast kitchen with access to a separate utility area, ideal for day-to-day practicality. Upstairs, there are two well-proportioned bedrooms and a contemporary family bathroom suite, all finished in a modern style. Outside, the generous gardens provide excellent potential for landscaping or future extension (subject to consents). Situated in a highly convenient location, the property is just a short distance from the town center's wide range of shops, restaurants & amenities, and within easy reach of train links offering direct access to both Manchester Piccadilly and Liverpool Central, making it perfect for commuters and families alike.

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*Southport's Estate Agent*



### Open Entrance Vestibule

Composite style entrance door with double glazed opaque inserts leading to entrance hall.

### Entrance Hall

Woodgrain laminate style flooring, stairs lead to first floor with twin handrail, coving and door leads to...

### Front Lounge - 3.61m x 3.53m (11'10" into bay x 11'7" into recess)

Upvc double glazed window attractive plantation style shutters to front. Living flame gas fire with period style cast iron interior, over granite hearth and fire surround. Mid way wall panelling, bespoke wall cabinets and shelving, real wood flooring with under floor heating and wall mounted thermostat. Picture rail and ceiling rose.

### Dining Kitchen - 3.45m x 3.66m (11'4" x 12'0")

Upvc double glazed window overlooks garden to rear, attractive fitted kitchen with a range of modern fitments arranged in a shaker style with base units including cupboards and drawers, wall cupboards and working surfaces. Appliances include range style double oven with eight burner gas hob and canopy style extractor hood above. There is also integral dishwasher, one and bowl sink unit with mixer tap and drainer, part wall tiling and tiled flooring. Recessed spotlighting and doorway leads to...

### Utility Room - 2.31m x 2.11m (7'7" x 6'11")

Opaque Upvc double glazed door and window overlooks gardens to rear with complimentary base units with cupboards, wall cupboards and working surfaces. Single bowl sink unit inset with mixer tap. Plumbing available for washing machine and space for tumble dryer. Wall mounted 'Valliant' central heated boiler system. Door way leads to under stairs storage cupboard access. Recessed spotlighting and tiled flooring.

### First Floor Landing

Split level landing access, skylight maximising natural light and loft access via drop down ladder.

### Bedroom 1 - 3.18m x 4.57m (10'5" x 15'0")

Two Upvc double glazed windows with fitted plantation style shutters to front, book shelving fitted to chimney recess, picture rail, coving and ceiling rose.

### Bedroom 2 - 3.48m x 3.07m (11'5" x 10'1" into recess)

Upvc double glazed window overlooks rear.

### Bathroom/ WC - 2.29m x 2.08m (7'6" x 6'10")

Opaque Upvc double glazed window with three piece modern white suite comprising of low level WC, pedestal wash hand basin with mixer tap, step in corner shower enclosure with plumbed in shower, part wall tiling and ladder style chrome heated towel rail. Tiled walls with under floor heating and wall mounted thermostat to first floor landing.

### Outside

Paved driveway to front provides off road parking with raised borders plants and shrubs. Front of property is arranged for ease of maintenance with secure gated side access leading to rear. The rear garden is generous in size predominantly laid to lawn and patio area with timber garden shed being well screened and not directly overlooked.

### Council Tax

Sefton MBC band B.

### Tenure

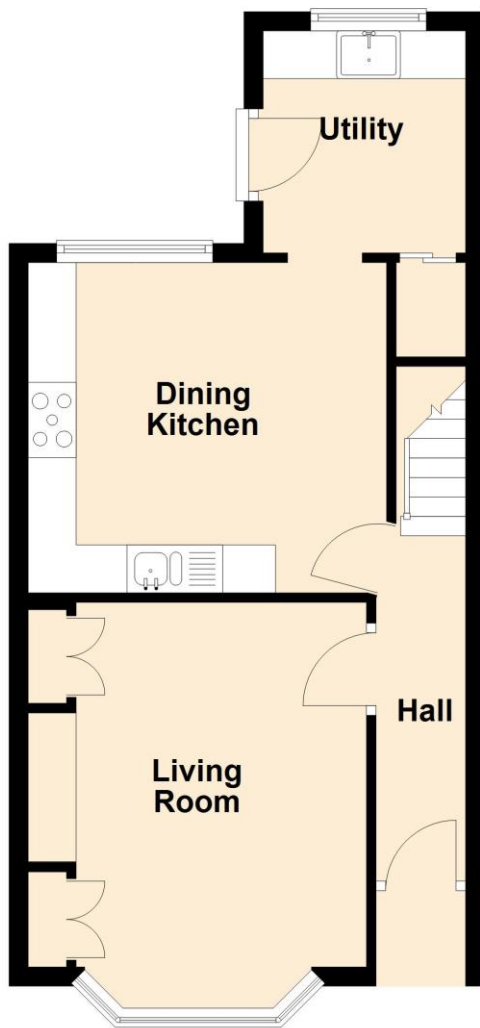
Freehold.

### Note

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## Ground Floor



## First Floor



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