



**61 Zetland Street
Southport, PR9 0RH £170,000
'Subject to Contract'**

This doors-together, semi-detached house of character offers an exciting opportunity for those looking to modernise and personalise a home to their own taste. Situated just a short distance from Southport's vibrant town centre, the property is conveniently placed for access to Lord Street's renowned shops, bars and restaurants, as well as excellent transport links via the nearby train stations serving both Manchester Piccadilly and Liverpool Central lines. Several major Supermarkets are also within easy reach. The accommodation briefly comprises: two separate reception rooms, a breakfast kitchen with access to the rear garden, two double bedrooms and a family bathroom to the first floor, and a useful loft room which offers potential for further extension or conversion, subject to the necessary consents being obtained. The property is currently part way through a programme of works and would now benefit from further modernisation. The vendor does not intend to carry out any additional work, and therefore the incoming purchaser should be prepared to complete any outstanding renovations. Further benefits include off-road parking to the front and enclosed gardens to the rear.

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Southport's Estate Agent

Enclosed Entrance Vestibule

Upvc double glazed outer door with arched insert over. Step up plus with glazed inner door leading to....

Entrance Hall

Stairs lead to first floor with handrail and newel post. Ornate corbels and coving. Glazed inner door leads to....

Front Lounge - 4.19m x 3.48m (13'9" x 11'5" into recess)

Upvc double glazed bay window to front. Electric fire with wooden surround and hearth. Stripped wooden flooring, picture rail and coving.

Rear Lounge/Dining Room - 3.63m x 4.39m (11'11" excluding entry recess x 14'5" overall measurements into recess)

Double glazed rear door to garden. Woodgrain laminate style flooring. Picture rail. Archway leads to inner hall with under stairs storage access and separate inner door to....

Breakfast Kitchen

The breakfast kitchen is currently mid-way through a programme of repair, with the vendor not intending to complete the works, offering the purchaser an excellent opportunity to finish to their own style and specification. (Please note the space features exposed roof beams) A dedicated breakfast area with double-glazed bi-folding doors opens to the rear garden. The main kitchen is fitted with a range of built-in base units, cupboards, and drawers, complemented by wall cupboards and butcher block work surfaces incorporating a breakfast bar. A wall cupboard houses the Ideal central heating boiler serving the main accommodation, while there is space for a range-style oven with canopy extractor over, plumbing for a washing machine, space for a freestanding fridge freezer, and a single bowl sink unit with mixer tap and drainer. Partial wall tiling, recessed spot lighting, and double-glazed windows to the side complete the room.

Landing

Split-level landing access with 1/2 landing leading to family bathroom/WC, stairs up to main landing comprises mainly of stripped wooden flooring with fixed open tread staircase leading to second floor loft room.

Bedroom 1 - 3.53m x 3.3m (11'7" x 10'10")

Two Upvc double glazed windows, stripped wooden flooring, recess spot lighting. Step up plus archway to....

Walk-in Dressing Room - 1.02m x 3.33m (3'4" x 10'11")

Spot lighting, hanging space and shelving.

Bedroom 2 - 3.76m x 2.92m (12'4" x 9'7" into recess)

Upvc double glazed window to rear, stripped wooden flooring and picture rail.

Family Shower Room/WC - 4.24m x 2.34m (13'11" into recess x 7'8")

Opaque Upvc double glazed window. The suite comprises of a three piece including low level WC, vanity wash hand basin with mixer tap and entry level shower enclosure, glazed screen and plumber-in shower with hand held shower attachment. Partial tiled walls and flooring, illuminated vanity wall mirror. (Please note that the bathroom is currently mid-way through a programme of modernisation, with the vendor not intending to complete the works, offering the purchaser an excellent opportunity to finish to their own style and specification).

Loft Room - 4.7m x 3.15m (15'5" x 10'4" excluding chimney recess)

sky light to roof pitch. Electric, light and power. (We can confirm that there is currently no building regs or planning permission for the loft space and any purchaser wishing to convert the current space formally will need to satisfy their own legal obligations and consents)

Outside

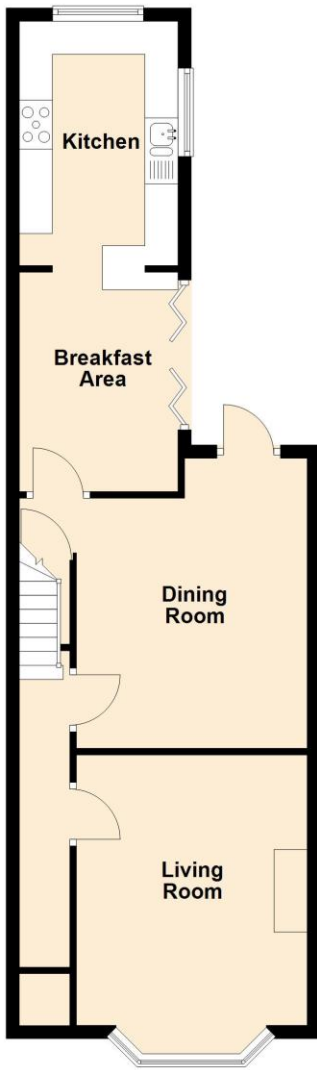
Wrought iron gated driveway access provides off road parking to front via partially dropped curb. Door to side lean-to leads to enclosed rear garden with patio and area with potential to turf.

Tenure

Freehold.



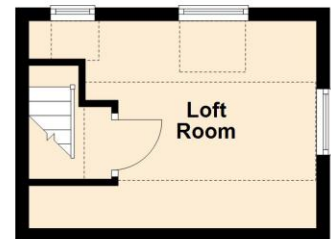
Ground Floor



First Floor



Second Floor



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.