



30 ZETLAND STREET SOUTHPORT, PR9 0SB

**£187,500
FREEHOLD**

XO REALTY are pleased to offer this THREE BEDROOM SEMI-DETACHED house with DRIVEWAY and GARDEN for sale with NO CHAIN.

Located in the very desirable Birkdale area of Southport with an array of local amenities within a short walking distance. This home is a great option for any family or starter family who need the added benefits of a good size and private rear garden, three bedrooms and ample driveway space. There is a spacious through lounge and added small extension for dining space beside the modern kitchen. Upstairs we have two double bedrooms, one smaller bedroom and four piece bathroom. This is a FREEHOLD property and has gas combi boiler, central heating and double glazing as standard. Council Tax is Band (B) and the EPC rating is C(69). Viewings are available by appointment only. The property can be sold with vacant possession or tenanted with an immediate income for any investor.

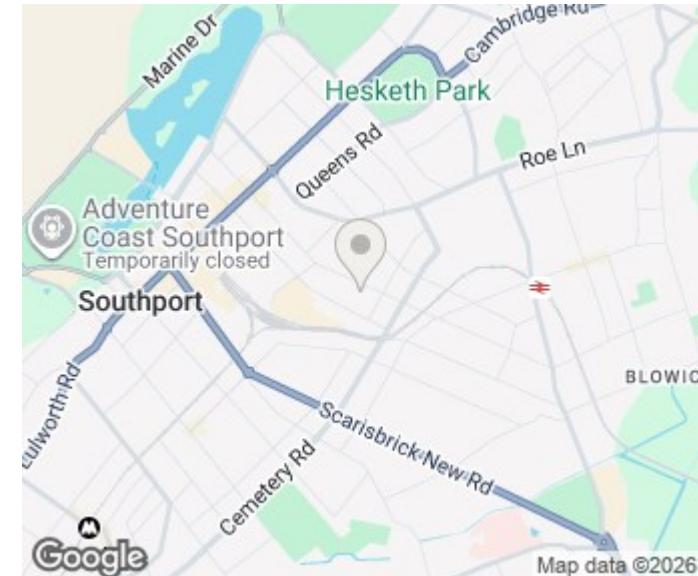
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate. The floorplan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given.
Made with Metropix C2025



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Head Office
Edward Pavilion Royal Albert Dock
Liverpool
L3 4AF

01513140554
info@xorealty.co.uk
www.xorealty.co.uk

