



**128 Zetland Street  
Southport, PR9 9DL £240,000  
'Subject to Contract'**

Nestled close to Manchester Road and just a short distance from Lord Street and Southport town centre, this well-presented three-bedroom semi-detached family home offers both convenience and space. Deceptively spacious, the ground floor boasts two reception rooms, a large breakfast kitchen, and a family bathroom. Upstairs, you'll find three double bedrooms and a second family bathroom. The property's expansive gardens feature a generous lawn and patio, with off-road parking at the front leading to a rear outbuilding. While in need of repair, this outbuilding offers exciting potential for a home office, gym, or other uses, subject to the usual consents.

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*Southport's Estate Agent*

### Enclosed Entrance Vestibule

Upvc double glazed door and side window to porch, tiled flooring with glazed inner door leading to....

### Entrance Hall

Stairs lead to the first floor with handrail. Wood grain laminate style flooring. Door to....

### Lounge - 4.01m x 3.68m (13'2" into bay x 12'1" into recess)

Upvc double bay window to front, living flame gas fire with Marble interior, hearth and surround. Wall light points to recess. Picture rail and coving. Glazed double doors lead to....



### Dining Room - 3.89m x 3.91m (12'9" x 12'10" into recess)

Upvc double glazed window overlooking gardens to rear. Ornate working fireplace with tiled interior over tiled hearth with wooden surround. Door to....



### Breakfast Kitchen - 7.01m x 2.31m (23'0" x 7'7" overall measurements)

Two Upvc double glazed windows to the side elevation and a door providing access to the garden. A further door leads to a useful under-stairs storage cupboard. The kitchen opens through to a breakfast/dining area and features a Upvc double glazed side window, tiled flooring, and a wall-mounted combination central heating boiler. Fitted with a range of base units incorporating cupboards, drawers, and pull-out pantry storage, complemented by matching wall units and work surfaces. Appliances include a five-burner gas hob with funnel-style extractor above, an electric double oven, and a 1½ bowl sink unit with mixer tap and drainer. There is space for a freestanding fridge freezer, and the room is finished with a wall-mounted ladder-style chrome heated towel rail.



### Shower Room/WC - 3.23m x 1.04m (10'7" x 3'5")

Upvc double glazed windows to the rear elevation. Fitted with a three-piece white suite comprising a low-level WC, vanity wash hand basin with mixer tap, and a step-in shower enclosure with plumbed-in shower. Complemented by partial wall tiling, tiled flooring, and a ladder-style chrome heated towel rail.

### Split Level Landing

Two loft access points.

### Bedroom 1 - 3.45m x 4.67m (11'4" x 15'4" to rear of wardrobes)

Upvc double glazed window, fitted wardrobes with knee hole dressing table and drawers.



### Bedroom 2 - 3.81m x 3.28m (12'6" x 10'9" into recess)

Upvc double glazed window.

### Bedroom 3 - 3.1m x 2.41m (10'2" x 7'11")

Upvc double glazed window.



### Bathroom/WC - 1.47m x 3.58m (4'10" x 11'9")

Opaque Upvc double glazed window. Appointed with a modern four-piece white suite comprising a low-level WC, pedestal wash hand basin, panelled bath with mixer tap, and a step-in shower enclosure with plumbed-in shower. Finished with tiled walls and a ladder-style chrome heated towel rail.



### Outside

A block-paved frontage provides off-road parking for numerous vehicles and is designed for ease of maintenance. Secure side access leads to the extensive rear garden, featuring a patio area, generous lawn, and well-stocked borders with a variety of plants, shrubs and mature trees, along with attractive rockery features. The property further benefits from a breeze block workshop measuring approximately 20'2" x 13'5", complete with light and power, offering excellent potential for conversion into a home office, gym or studio, subject to the usual consents.

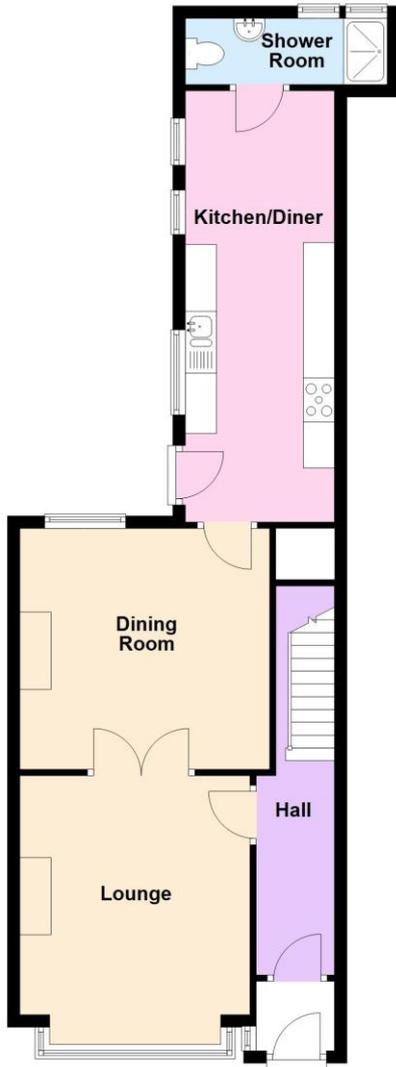
### Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

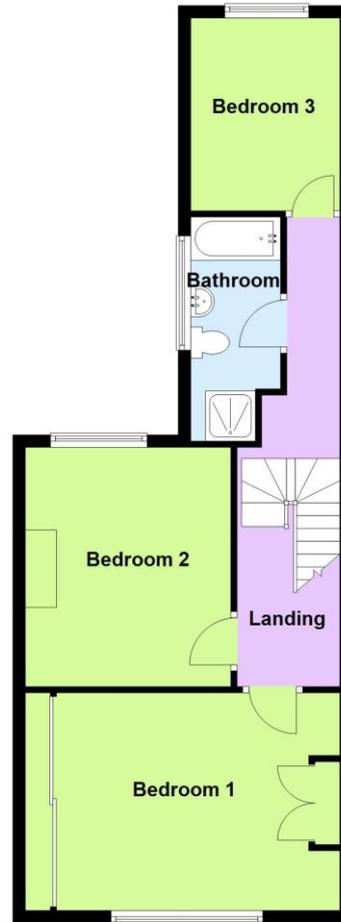
### Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.

Ground Floor



First 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.