



**23 Zetland Street  
Southport, PR9 0SB, £170,000  
'Subject to Contract'**

Discover this well-positioned 'doors together' semi-detached property, offering a fantastic blank canvas for your personal vision. With a bit of modernisation, you can truly make this home your own. Inside, you'll find two comfortable reception rooms and a functional kitchen on the ground floor. There is also access to an adjoining lean-to/conservatory and ground floor wet room with WC. Upstairs, there are three double bedrooms ready to be transformed into cozy retreats. There are well-established gardens, along with a driveway and lawned borders, add to the property's appeal. Situated conveniently close to Southport town centre, you'll have easy access to all the amenities, restaurants, bars, and the charming café culture of Lord Street. Plus, excellent commuter links with Southport train station nearby, offering connections to both the Manchester Piccadilly and Liverpool Central lines. "No Chain Delay"

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*Southport's Estate Agent*

### Entrance Porch

UPVC double glazed outer door and window with archway leading to inner vestibule and inner door leading to...

### Inner Hall

Doorway leads to main hall with enclosed staircase leading to First Floor including handrail. Doorway leads to sitting room.

### Front Lounge - 4.55m x 3.63m (14'11" into bay x 11'11")

UPVC double glazed bay window to front of property, folding plantation style shutter doors lead to...



### Sitting Room - 3.63m x 3.78m (11'11" x 12'5")

UPVC double glazed sliding patio door leads to adjoining conservatory/lean to and folding plantation style shutters. Fireplace with mantelpiece, hearth and wooden fire surround. Door leads to useful understairs storage cupboard, door leads to...



### Dining Kitchen - 5.97m x 2.57m (19'7" overall measurements excluding entry recess x 8'5")

Two UPVC double glazed windows, one to adjoining lean to and the other overlooking garden to side. Dining area, part wall tiling and wall mounted cupboard, opens to kitchen which incorporates a range of built in base units including cupboards and drawers, working surfaces and single bowl sink unit with drainer. Space is available for cooker, plumbing is available for washing machine and further wall mounted 'Glow.worm' conventional central heating boiler system. Door leads to...



### Inner Hall

UPVC double glazed door leading to rear garden and inner door leading to...

### Ground Floor Wet Room - 2.9m x 2.16m (9'6" x 7'1")

Opaque UPVC double glazed window, wet area with 'Mira' electric shower, low level WC and wash hand basin. Tiled walls and extractor.

### Conservatory/Lean to - 3.15m x 2.18m (10'4" x 7'2")

Glazed windows and curtesy door access to rear garden.



### First Floor

Split level landing access with loft via drop down ladder and half landing leading to...

### Bedroom 3 - 3.33m x 2.54m (10'11" x 8'4")

UPVC double glazed window.

### Bedroom 1 - 3.61m x 4.8m (11'10" x 15'9")

Two UPVC double glazed windows.

### Bedroom 2 - 3.61m x 3.23m (11'10" x 10'7" to rear of wardrobes)

UPVC double glazed window to rear of property, fitted wardrobes with flyover storage cupboards.



### Outside

Flagged access to front provides off road parking with side entry access leading via secure gate to rear. The enclosed rear garden consists of patio and laid to lawn with timbre garden shed and external water tap.

### Council Tax

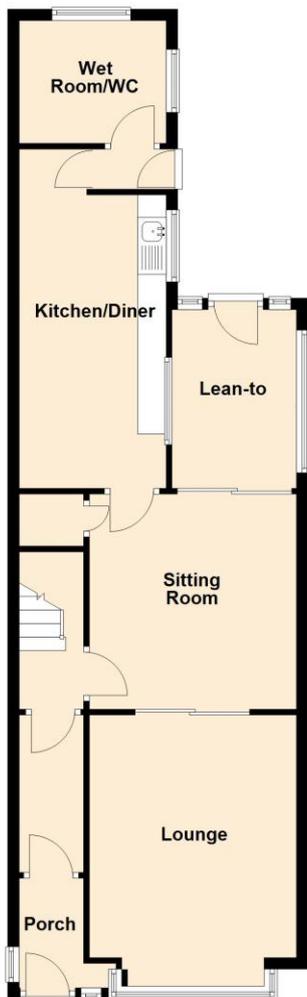
Sefton MBC Band B

### Tenure

Please note that, to the best of our knowledge, there are no existing Land Registry entries available for the tenure of this property. Therefore, we are proceeding on the assumption that the property is currently unregistered. We advise that the buyer's solicitors will undertake the necessary steps to register the property under the new ownership upon completion.



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.