



☆ NO CHAIN ☆

Zetland Street, Southport PR9 0SB

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|----------------------------|------------------------|
| 🏠 Semi Detached House | 🏠 Through Lounge Diner |
| 🏠 In Need Of Modernisation | 🏠 Fitted Kitchen |
| 🏠 Three Bedrooms | 🏠 Conservatory |

NO CHAIN - A traditional semi-detached house of the "front doors together" style offering accommodation installed with gas central heating and upvc double glazing.

The accommodation briefly comprises Enclosed Vestibule, Hall, front Lounge through rear Dining Room, Conservatory and Kitchen to the ground floor with three Bedrooms and Bathroom to the first. The front provides ample parking space and there is a timber decked patio area and raised garden to the rear leading to the timber workshop.

Zetland Street is located off Sussex Road where there are local shops and the many amenities of the town centre are readily accessible.

Offers in the Region of: £110,000

Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008



GROUND FLOOR:

PORCH Panelled entrance door to front, tiled flooring, panelled glazed entrance door to Hall.

HALL Dado rail, coving to ceiling, staircase to first floor landing.

LOUNGE / DINER 24' 2" x 12' 3" (7.37m x 3.73m) Single glazed timber frame window to front, upvc double glazed window to side, fireplace housing stove with glass door in chimney, timber mantle over, coving to ceiling, upvc double glazed double doors to conservatory.

KITCHEN 11' 2" x 7' 8" (3.4m x 2.34m) Fitted with a matching range of modern base and eye level cupboards with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and cooker, upvc double glazed window to rear, tiled flooring, under stairs storage cupboard.



CONSERVATORY Wooden and double glazed construction with polycarbonate roof and power and lights connected, tiled flooring, double glazed double doors to garden.

FIRST FLOOR: LANDING Dado rail, coving to ceiling.

BEDROOM 1 12' 0" x 10' 3" (3.66m x 3.12m) Upvc double glazed window to rear, fitted wardrobes, coving to ceiling.

BEDROOM 2 11' 11" x 10' 3" (3.63m x 3.12m) Single glazed window to front, wooden flooring.



BEDROOM 3 8' 10" x 7' 1" (2.69m x 2.16m) Single glazed window to front, coving to ceiling.

BATHROOM Fitted with four piece coloured suite comprising corner bath, pedestal wash hand basin, shower enclosure with fitted shower above and matching shower base and low-level wc, tiled surround, upvc obscure double glazed window to rear.

OUTSIDE: A gravelled frontage provides off road parking for a couple of cars. The rear garden has timber decked patio leading to raised area laid with bark chippings and giving access to timber workshop with power and light connected.



Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

Tenure: Freehold.

Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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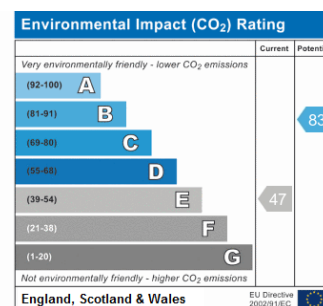
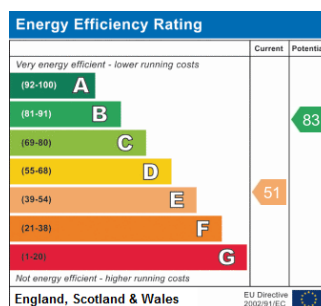
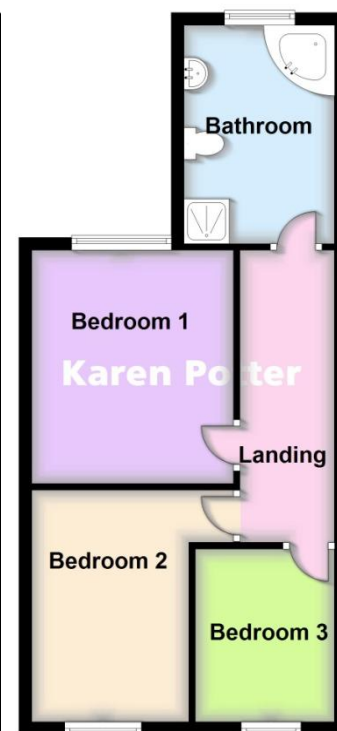
Ground Floor

Approx. 49.8 sq. metres (536.4 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 23/08/2017