

## To Let - Zetland Street, Southport - Three Bedroom Semi £975.00PCM



### KEY FEATURES:

- Three Bedroom Semi Detached House • Two Reception Rooms • Sunny Aspect Rear Yard • Modern Kitchen • Available Immediately • Close to Southport Town Centre • Gas Central Heating & Double Glazing • Managed Directly Via Landlord •

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## Property Description

Three Bedroom Semi Detached House Close to Southport Town Centre Anthony James are pleased to present to the rental market a three bedroom semi detached house ideally located within walking distance of Southport Town Centre with its wide array of amenities and transportation links.

The well planned accommodation briefly comprises; Entrance hall with stairs to the first floor, bay fronted lounge, rear dining room, galley style kitchen. To the first floor contains; split level landing, shower room, two double bedrooms & a further single bedroom.

Externally is a low maintenance front and rear garden. Internal inspection is highly recommended. Additional benefits include gas central heating and UPVC double glazing throughout.

This property is managed directly via the landlord.

EPC Rating : D Council Tax Band : B

Please note, all photos excluding kitchen and rear lounge were taken late 2024 (along with video tour) and condition may have changed.



## Rooms

### Entrance Hall

A welcoming entrance hall fitted with carpets and wallpaper painted walls. A radiator and brand new UPVC front door is present. Stairs rise to the first floor.

### Living Room 11' 1" x 11' 0" (3.39m x 3.35m)

A well proportioned UPVC bay fronted lounge overlooking the front garden. The space is fitted with carpets and wallpaper painted walls. A decorative tiled mantelpiece and radiator is present.

### Dining Room 10' 11" x 11' 0" (3.32m x 3.35m)

A rear facing dining room containing original fitted alcove cupboards. The space is fitted with carpets and wallpaper painted walls. A decorative mantelpiece, UPVC window & radiator is present.

### Kitchen 15' 7" x 7' 0" (4.74m x 2.13m)

A well presented fitted galley kitchen containing a matching range of base and eye level units with laminate worktops, stainless steel sink with single drainer & chrome tap, electric fan assisted integrated oven & four ring gas hob is present. Space is provided for under counter fridge & washing machine. An understairs cupboard provides bonus space for a pantry.

### Shower Room 6' 3" x 3' 11" (1.9m x 1.2m)

A small but perfectly serviceable shower room comprising of; low level shower tray with thermostatic shower, wash hand pedestal basin & WC. The room is decorated with plaster painted walls & UPVC panels to wet areas. An over sink cabinet/mirror is present with UPVC obscured window and radiator.



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**Bedroom 1** 14' 9" x 10' 11" (4.49m x 3.33m)

A Spacious front facing master bedroom decorated with wallpaper painted walls and carpets. A radiator is present along with Two UPVC windows overlook the front garden.

**Bedroom 2** 13' 0" x 9' 9" (3.96m x 2.97m)

Located in the middle of the property is a second bedroom ideally useable as a further double bedroom. This space is decorated with wallpaper painted walls & carpets. A radiator is present along with a UPVC rear facing window overlooking the yard.

**Bedroom 3** 8' 10" x 6' 3" (2.7m x 1.9m)

Located at the rear of the property is third bedroom ideally useable as a single bedroom/office space. This room is decorated with wallpaper painted walls & carpets. A radiator is present along with a UPVC rear facing window overlooking the yard.

**External**

To the front elevation is a low maintenance stoned garden with brick wall. To the rear yard is a low maintenance split level flagged yard with brick wall.



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