



100 Zetland Street, Southport, Merseyside PR9 9DL

£1,000 PCM

Berkeley Shaw are delighted to present this beautifully refurbished two-bedroom semi-detached home to let in the heart of Southport. Ideally located within walking distance of Lord Street and all local amenities, the property is offered unfurnished and finished to a high standard throughout.

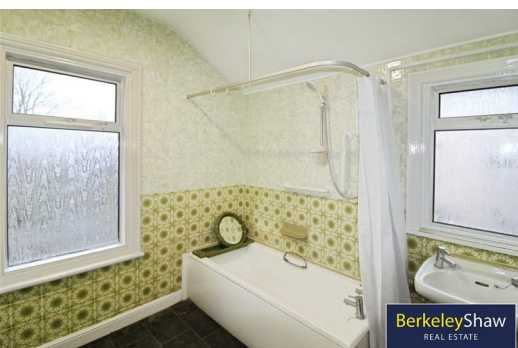
The accommodation briefly comprises two well-proportioned reception rooms to the ground floor, a fitted kitchen, and a separate utility room providing access to a well-maintained rear garden with additional outhouses and a shed.

To the first floor are two generous double bedrooms, a family bathroom, and a separate WC.

The property has a driveway for off road parking and a spacious rear garden with outbuildings for storage.

This attractive home combines character, space, and a highly convenient location, making it ideal for professional tenants.

£1000 Deposit.



Front Exterior

Paved

Hallway

Carpet, radiator, staircase to first floor

Front Reception

Double glazed windows, radiator, carpet

Rear Reception

Double glazed window, radiator and carpet access to under stairs storage cupboard

Kitchen

Range of fitted base and wall units with stainless steel sink, freestanding gas cooker

Utility Room

Plumbing for washing machine

Landing

Carpet, split landing staircase

Separate W.C.

Double glazed window, part tiled low level w.c.

Bathroom

Double glazed window, part tiled, bath electric shower over, sink

Bedroom 1

Double glazed windows, carpet, radiator and fitted wardrobes

Bedroom 2

Double glazed window, radiator and carpet

Rear Exterior

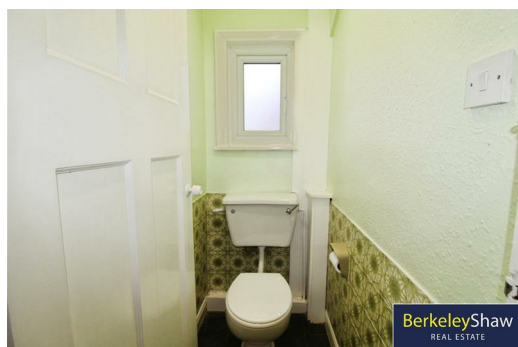
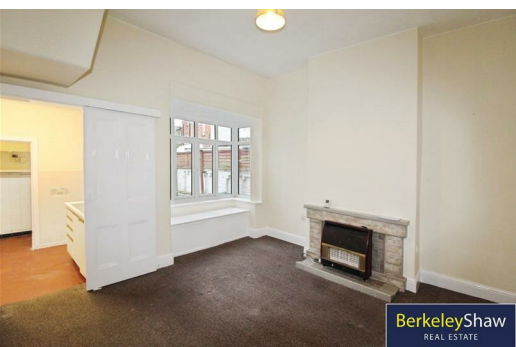
Paved patio, lawn area and planted borders, shed and outhouses.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The position, condition and dimensions of any items have not been tested and no guarantee can be given for their accuracy or efficiency can be given. (Scale not to be enlarged)



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