



100 Zetland Street, Southport, Merseyside PR9 9DL

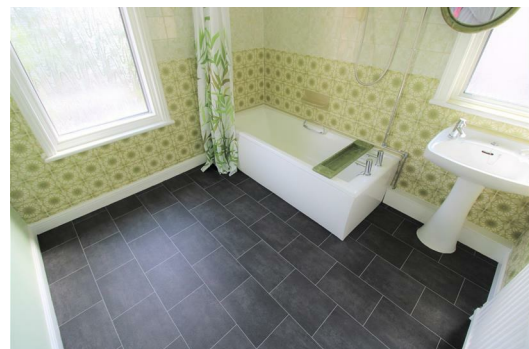
£850 PCM

Berkeley Shaw are pleased to offer this fabulous two bedroom semi-detached property for rent in Southport, Located within walking distance to Lord Street and offered on an unfurnished basis but including freestanding gas cooker. Briefly comprising of front and rear reception rooms, kitchen, utility with access to well maintained garden, outhouses and shed. Upstairs we have two generous double bedrooms, bathroom and separate w.c. There is off road parking and the property is available for viewings.

Council Tax Band B;

Minimum 6 months tenancy;

£850 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		
(81-91) B		84
(69-80) C		
(55-68) D		62
(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, 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. (Date and Name of Agent)



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