



AI ENHANCED  
*Chris Tinsley*



**50 New Cut Lane  
Southport, PR8 3DW £300,000  
'Subject to Contract'**

Nestled in a semi-rural setting on New Cut Lane, this deceptively spacious semi-detached bungalow offers three double bedrooms, a rear lounge opening to a dining area, and a modern fitted kitchen complemented by a contemporary bathroom suite. The property sits on an established, generous plot with ample off-road parking for multiple vehicles, with wide side access leading to the rear. The rear garden features a patio, lawn, and loose-stone borders, with further garden space beyond. While a substation sits within the grounds, it is accessed just once annually and formally verified. This is a perfect blend of countryside living with easy access to all amenities.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*

### Enclosed Entrance Vestibule:

Upvc double-glazed outer door with opaque inserts to side, tiled flooring, and glazed inner door leads to...

### Entrance Hall

Engineered Oak flooring, security alarm system, and loft access. Useful built-in cupboard, and further glazed doors lead to main accommodation.

### Bedroom 1 - 3.05m x 3.28m (10'0" x 10'9")

Upvc double-glazed window, engineered oak flooring continues. (Double bedroom)

### Bedroom 2 - 3.58m x 3m (11'9" to rear of wardrobes x 9'10")

Upvc double-glazed window, woodgrain laminate-style flooring, fitted wardrobes with vanity mirrored frontage. (Double bedroom)

### Bedroom 3 - 3.07m x 2.64m (10'1" x 8'8" excluding entry recess)

Upvc double-glazed window to side, engineered oak flooring continues. (Double bedroom)

### Bathroom/WC - 2.21m x 2.21m (7'3" x 7'3")

Opaque Upvc double-glazed window. Three-piece white suite: low-level WC, wash hand basin with waterfall mixer tap, curved panel bath with center waterfall mixer tap and handheld shower attachment. Separate plumbed-in shower. Illuminated vanity wall mirror, tiled walls and flooring, recessed spotlighting.

### Rear Lounge - 7.26m x 3.2m (23'10" overall measurements x 10'6" extending to 14'3")

Open-plan reception, cast iron electric fire over Granite hearth with resin surround, engineered oak flooring, and open-plan access off lounge leads to dining area with Upvc double-glazed sliding patio doors to rear garden. Lounge includes fixed stairs to first floor loft room, with handrail, spindles, and newel post. Glazed inner door leads to...

### Kitchen - 4.04m x 2.31m (13'3" x 7'7")

Upvc double-glazed window overlooking rear garden, Upvc double-glazed door to side. White gloss base units with cupboards and drawers, wall cupboards, Quartz-effect working surfaces, complementary splashback. Single bowl sink with mixer tap and drainer. Appliances: Bosch electric oven, 5-burner hob, funnel-style extractor hood. Plumbing for washing machine, space for fridge-freezer. Wall-mounted combi central heating boiler, recessed spotlighting.

### First floor (loft room) - 4.14m x 3.4m (13'7" x 11'2") including areas of reduced head height

Upvc double-glazed side window, woodgrain laminate-style flooring, two useful eaves storage points.

### Outside

The property occupies a large, established semi-rural plot. A hard-surface driveway provides off-road parking for numerous vehicles, with crazy-paved and loose-stone borders, a variety of well-stocked plants, shrubs, and trees. There is also the benefit of an EV charging point. Secure double-gated access leads to the rear of the property, which offers further hard-surface and loose-stone areas, ornamental borders, a shaped lawn, and established plants, shrubs, and trees. Access continues to further extensive garden space, not directly overlooked. Additionally, there is a substation on the grounds, checked annually, ensuring minimal impact.

### Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

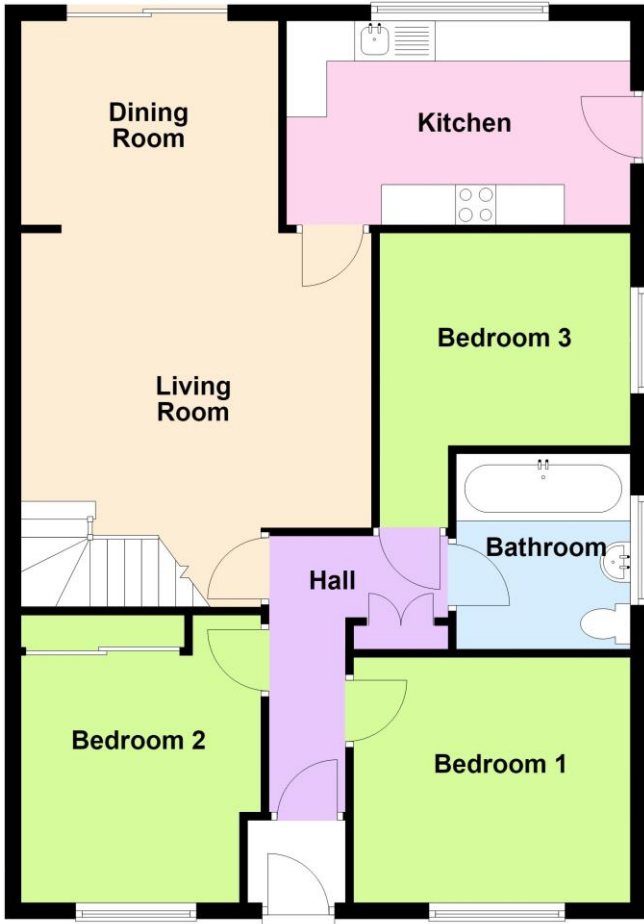
### Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



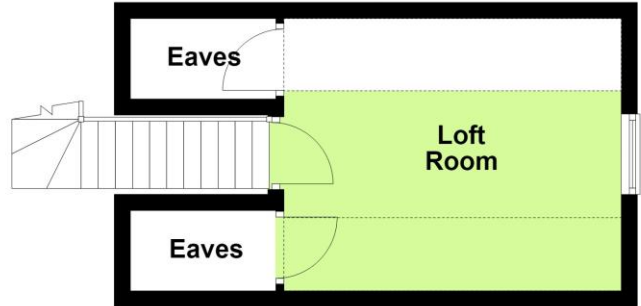
### Ground Floor

Approx. 82.9 sq. metres (892.7 sq. feet)



### First Floor

Approx. 18.0 sq. metres (193.7 sq. feet)



Total area: approx. 100.9 sq. metres (1086.4 sq. feet)



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.