



**32 New Cut Lane, Birkdale, Southport, PR8 3DW**

**£220,000**

**Subject to Contract**

This centrally heated and double glazed semi detached, cottage style house, occupies a pleasant, semi rural location. The well planned accommodation briefly includes; entrance porch, entrance hall, front lounge with log burning stove, dining room, kitchen and on the first floor there are two bedrooms and a bathroom and WC. The property stands in extensive gardens to the front and rear, with off road parking to the front for numerous vehicles and there is an extensive rear garden planned mainly with lawn. The property is situated in established location convenient for popular nearby Primary and Secondary Schools and with further facilities found at Birkdale Village and the Southport Town Centre.

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*Southport's Estate Agent*

## Entrance Porch

Leaded glazed , outer door and matching side windows.

## Entrance Hall

Leaded glazed inner door, stairs to the first floor.

## Lounge - 4.27m x 3.66m (14'0" x 12'0")

Rustic brick finish to the chimney breast, inset, log burning stove and brick hearth. Upvc double glazed window.

## Dining Room - 4.78m x 2.44m (15'8" x 8'0")

Useful store cupboard below stairs, upvc double glazed side window.

## Kitchen - 2.13m x 4.39m (7'0" x 14'5")

Upvc double glazed window overlooking the rear garden and with single drainer, 1 1/2 bowl sink unit below. Base units with cupboards and drawers, wall cupboards, glazed china cupboard. Wood grain working surfaces, mid way tiling. Recess for range style cooker, cooker hood above. Plumbing for washing machine and space for a tall fridge freezer. Recessed spotlighting. Wall mounted 'Worcester' gas central heating boiler.

## First Floor Landing

## Bedroom 1 - 3.43m x 3.63m (11'3" x 11'11" extending to 15'7" overall)

Two Upvc double glazed windows, useful storage cupboard over stairs.

## Bedroom 2 - 3.35m x 2.16m (11'0" x 7'1")

Upvc double glazed window.

## Bathroom - 2.44m x 2.49m (8'0" x 8'2")

White suite including panelled bath with electric shower and shower screen, pedestal wash hand basin, low level WC. Part wall tiling. Linen/ storage cupboard. Upvc double glazed window.

## Outside

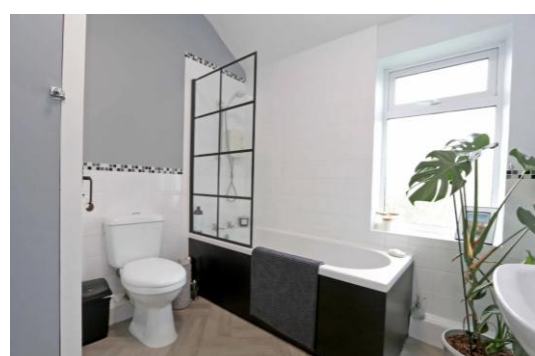
The property is set well back from the road and the extensive, pebbled driveway at the front provides off road parking for numerous vehicles. The extensive rear garden has a paved patio, brick shed, lawn and a substantial hard standing at the bottom of the garden - ideal for the erection of a shed/store.

## Council Tax

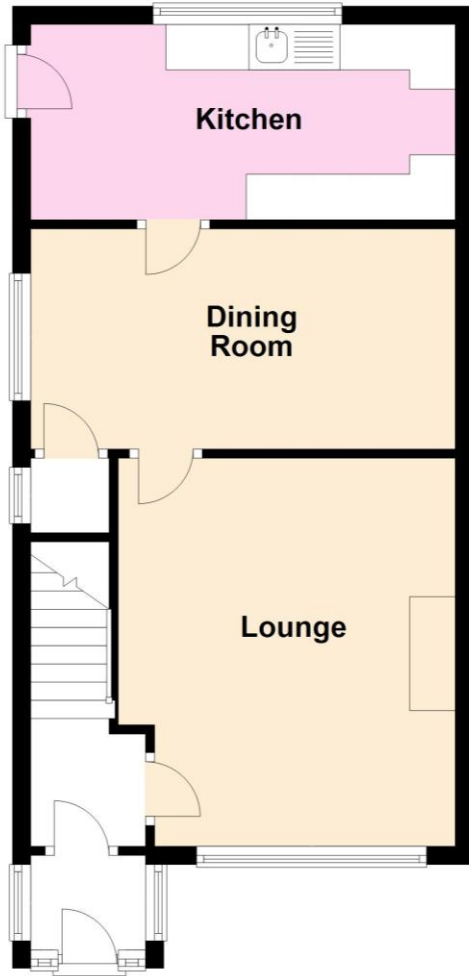
West Lancs band B.

## Tenure

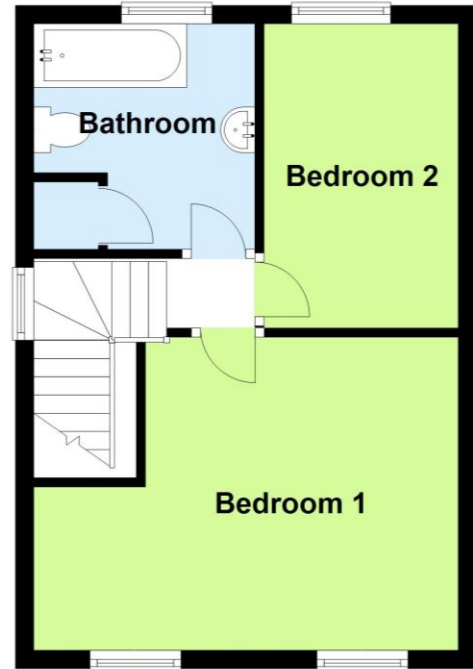
Freehold.



## Ground Floor



## First Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.

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



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