



-  Detached Dormer Bungalow
-  Four Bedrooms – One En-Suite
-  Two Reception Rooms

-  Garage & Gardens
-  Requires General Updating
-  No Chain

**Price: £295,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







Offered for sale with no onward chain, this deceptively spacious, detached chalet style dormer bungalow would benefit from a programme of general updating though offers excellent potential.

Installed with gas central heating and double glazing, the well proportioned accommodation briefly comprises: Hall, Living Room, Dining Room, Kitchen, Bedroom and Bathroom to the ground floor with three further Bedrooms (one with En-Suite Shower Room) to the first floor.

Outside, there are established, lawned gardens to the front, side and rear whilst a driveway provides off road parking and leads to the Garage.

New Cut Lane is a continuation of Halsall Road, well placed for accessing local shops and amenities on Liverpool Road along with a number of highly regarded schools.





## Ground Floor:

### Hall

**Living Room** - 5.21m plus bay x 5.13m (17'1" x 16'10")

**Dining Room** - 3.86m x 2.87m overall (12'8" x 9'5")

**Kitchen** - 4.9m x 2.74m (16'1" x 9'0")

**Bedroom 1** - 4.01m x 3.61m (13'2" x 11'10")

**Bathroom** - 3.33m x 2.01m (10'11" x 6'7")

## First Floor:

### Landing

**Bedroom 2** - 3.84m plus recess x 3.81m (12'7" x 12'6")

**En-Suite Shower Room** - 2.34m x 2.21m (7'8" x 7'3")

**Bedroom 3** - 3.81m x 2.84m plus recess (12'6" x 9'4")

**Bedroom 4** - 2.79m x 2.21m (9'2" x 7'3")

**Outside:** There are established, lawned gardens to the front, side and rear whilst a driveway provides off road parking and leads to the Garage measuring 5.21m (17'1") x 2.75m (9')

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (E)

**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

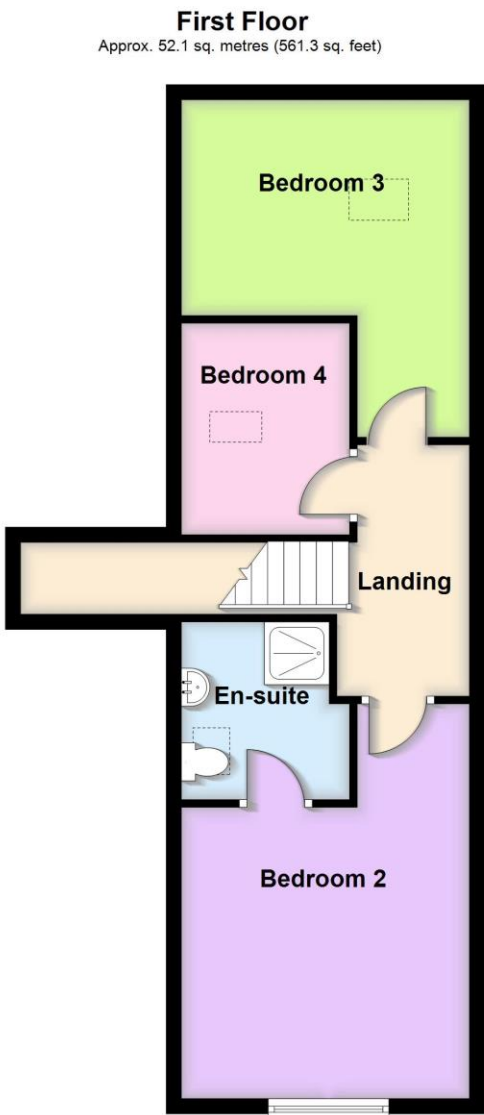
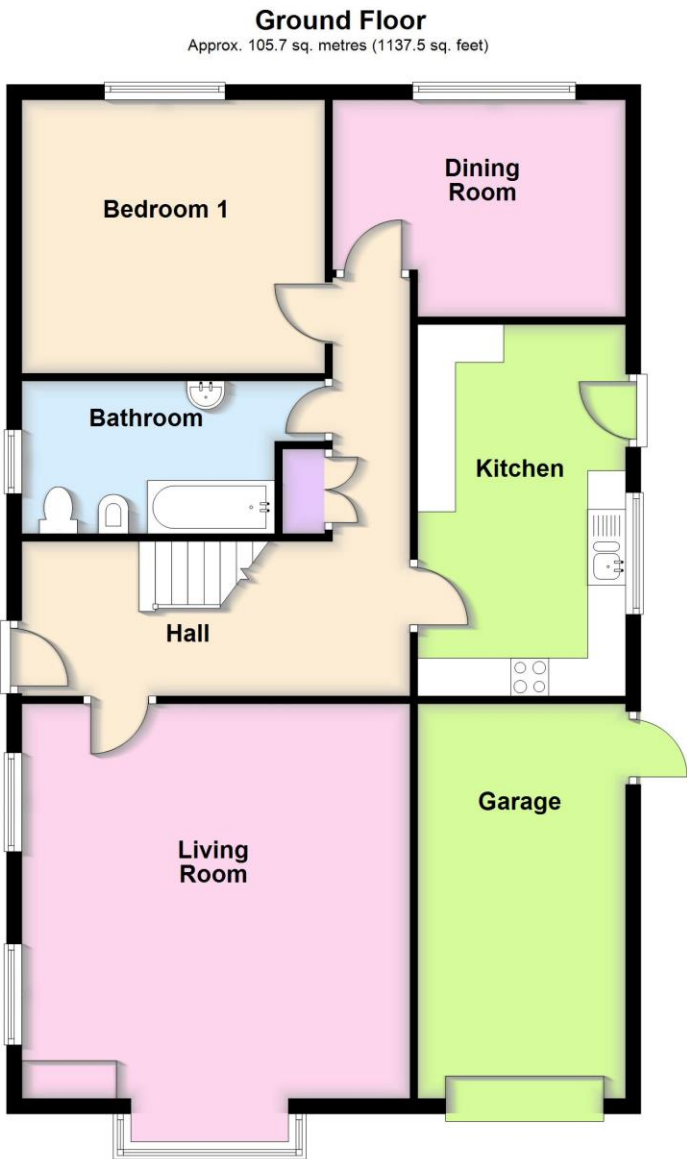
**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 157.8 sq. metres (1698.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(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	



Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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