

For Sale

New Cut Lane, Birkdale, PR8 3DW



**Guide Price £100,000 - Sold
Subject to Contract**

**2 bedroom Semi Detached
Bungalow**

- ✓ **2 Bedroom Semi Detached Bungalow**
- ✓ **Subject to Reserve Price**
- ✓ **Expansive Rear Garden**
- ✓ **The Modern Method of Auction**
- ✓ **For Sale by Modern Auction T & C's apply**
- ✓ **3 Reception Rooms**
- ✓ **Buyers fees apply**
- ✓



✓ Off Road Driveway Parking

Description

****FOR SALE BY MODERN AUCTION - T&C's Apply****

Bailey Estates presents an exciting investment opportunity with this spacious two-bedroom semi-detached bungalow, situated on New Cut Lane, Southport. Perfectly positioned on the outskirts of Birkdale, this property enjoys the convenience of local amenities, excellent transport links, and a highly desirable residential setting.

Whilst in need of full renovation, this home offers incredible potential for investors, developers, or those looking for a rewarding project.

Externally, the property benefits from a generous paved driveway, providing ample off-road parking, alongside a neatly maintained front lawn. Stepping inside, you are welcomed into a bright porch area that leads directly into a central hallway, setting the tone for the spacious layout within.

To the front of the property, there are two well-proportioned double bedrooms, both offering fantastic potential once modernised. A modern shower room is conveniently positioned nearby.

Towards the rear, the home boasts three bright and airy reception rooms, offering flexible living spaces to suit a range of needs. A conservatory area sits to the rear, providing an ideal space for a dining room or additional lounge area, with lovely views of the garden. The fitted kitchen features a sink and drainer, a gas hob, and an oven, with a door leading through to a utility room, which also provides access to the rear garden.

The rear garden is a true highlight of the property, featuring an expansive lawn and a paved patio area, perfect for outdoor enjoyment. The stunning open views beyond the garden will undoubtedly appeal to buyers looking for a peaceful and scenic setting.

With its fantastic location, spacious layout, and huge potential for transformation, this is an opportunity not to be missed.

Call Bailey Estates today on 01704 564163 to arrange your viewing!

Location

Leave Bailey Estates Birkdale office and head south on Liverpool Road for approximately 1.25 miles. When you arrive at the traffic light junction with Halsall Road/Arundel Road, take a left into Halsall Road and continue down and over the next traffic lights into New Cut Lane. This wonderful bungalow will be on your left hand side easily identified by a Bailey Estates FOR SALE board.

Ground Floor



Porch - 2' 8" x 3' 11" (0.83m x 1.2m)

Entrance Hallway - 12' 9" x 6' 8" (3.91m x 2.05m) (maximum measurement)

Bedroom 1 - 12' 5" x 10' 11" (3.79m x 3.34m)

Bedroom 2 - 11' 1" x 10' 11" (3.39m x 3.34m)

Shower Room - 8' 2" x 5' 10" (2.51m x 1.78m)

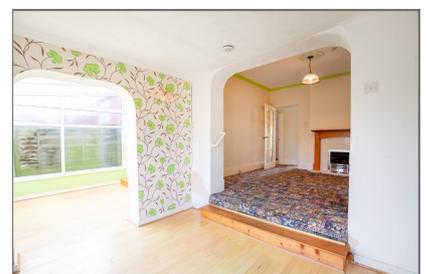
Reception Room - 14' 8" x 8' 11" (4.48m x 2.72m)

Reception Room 2 - 11' 0" x 10' 10" (3.36m x 3.32m)

Reception Room 3 - 8' 0" x 10' 10" (2.44m x 3.32m)

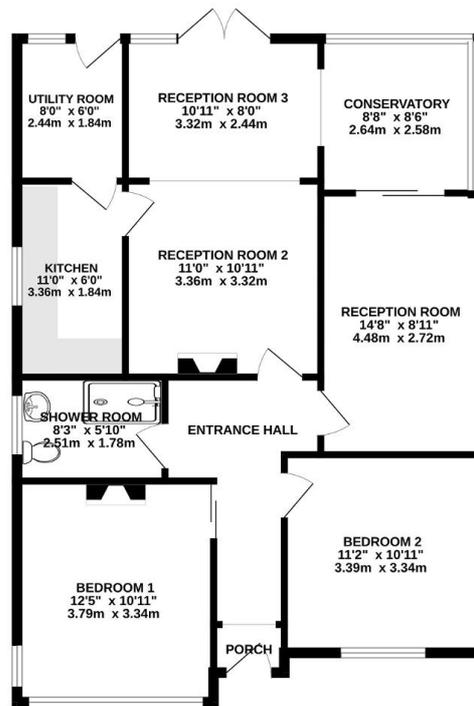
Kitchen - 11' 0" x 6' 0" (3.36m x 1.84m)

Utility Room - 8' 0" x 6' 0" (2.44m x 1.84m)



Floorplans

GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional Information

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of

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any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.

Bailey Estates
51 Liverpool Road, Birkdale
Southport PR8 4BD
T: 01704 564163
E: info@baileystates.co.uk
www.baileystates.co.uk



Registered in England & Wales
Company No. 06568613
VAT No. 934539209

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'Nigel Bailey Estates Limited'