



# FLEXIAGENT

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## New Cut Lane

Southport, PR8 3DW

**Offers In Excess Of £210,000**

Flexi Agent is proud to present this three-bedroom detached bungalow to the open market. This property represents an ideal investment opportunity or a fantastic project for those looking to carry out a house flip. Situated on New Cut Lane, just off Guildford Road heading towards Halsall, the bungalow enjoys a semi-rural location with beautiful countryside views, while still being within close proximity to local amenities and Birkdale High School.

The accommodation briefly comprises an entrance porch, a front-facing lounge featuring a bay window, a galley-style kitchen with access to the rear garden and WC, a three-piece family bathroom, and three well-proportioned bedrooms.

Externally, the property boasts ample driveway parking for multiple vehicles, as well as both front and rear gardens offering plenty of scope for landscaping or extension (subject to planning permission).

Overall, this property has great potential to be transformed into a wonderful family home, ideally located near reputable schools and surrounded by scenic countryside.

Viewings available upon request.

Council tax band D

- Three bedrooms
- Detached Bungalow
- Circa 968 sqft
- **ATTENTION INVESTORS**
- Spacious lounge with a bay window
- Galley style kitchen
- WC & Three piece bathroom
- Rear and front gardens
- Ample driveway parking
- Viewings available upon request

### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.





Floor Plan



Area Map



Energy Efficiency Graph



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