



90 Newcut Lane, Southport
£595,000

90 Newcut Lane

Southport, Southport

With idyllic rural views, situated on the border where Birkdale meets Halsall, this captivating, extended semi-detached home offers a perfect blend of elevated contemporary luxury and countryside tranquillity. Immaculately presented throughout, this outstanding property boasts four/five bedrooms, an expansive lounge/kitchen/diner featuring bifold doors and log burner, an additional snug, plus separate utility room. Offering an abundance of versatility with two bedrooms and shower room to the first floor and two further bedrooms and family bathroom to the ground floor, this uniquely designed property features bespoke accent lighting and joinery and is professionally interior designed to create an utterly stunning living environment. The luxuriously landscaped gardens complemented by an outdoor sound system, provide the perfect backdrop for outdoor entertaining or relaxing complete with a feature fish pond, garden kitchen and raised seating area with gas-fuelled fire pit. Relax in the air conditioned stunning annexe, which includes a lounge featuring a media wall and bifold door and spacious gym that could easily be repurposed as an additional bedroom providing independent living quarters if required. The fully landscaped gardens are complemented by synthetic lawn and porcelain tile, creating a low-maintenance yet impressive outdoor space to enjoy all year round. Enjoy idyllic views across private farmland from the comfort of your home, and take advantage of the generous driveway to the front, providing parking for numerous vehicles.

New Cut Lane in Birkdale offers a tranquil, residential environment with close proximity to Southport's amenities and coastal attractions. It benefits from



90 Newcut Lane

Southport, Southport

Council Tax band: C

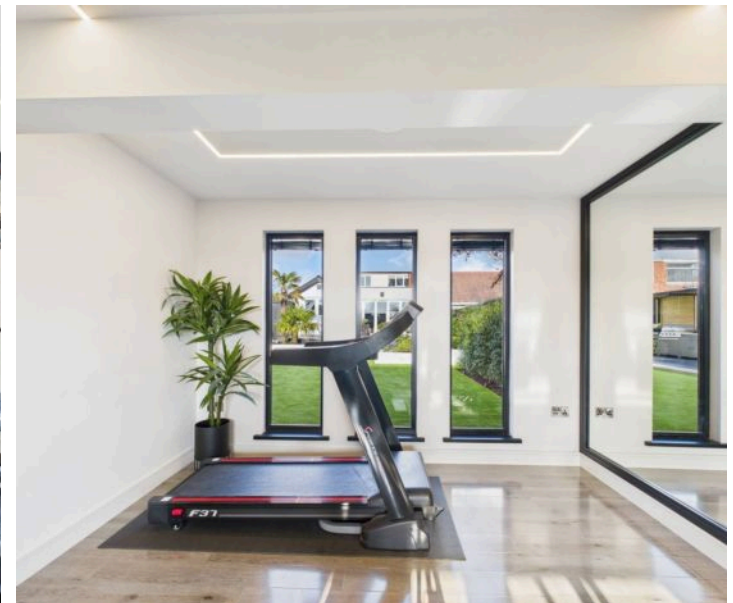
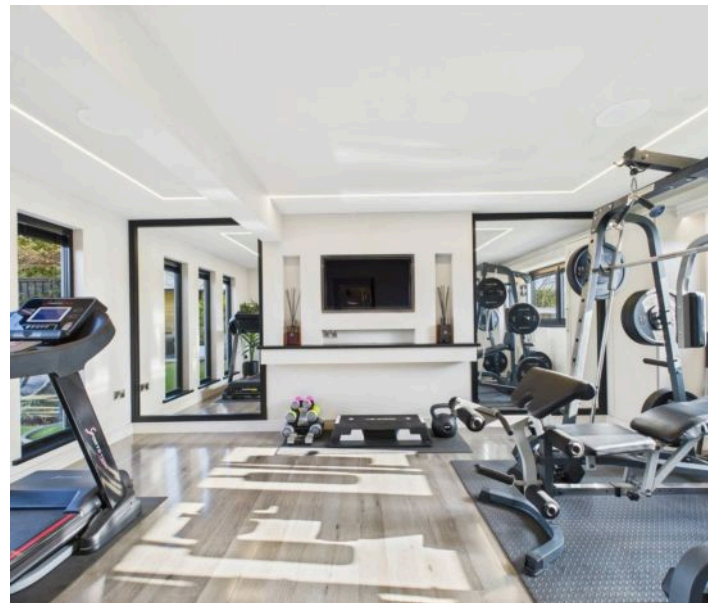
Tenure: Freehold



GARDEN

DRIVEWAY

5 Parking Spaces











Nicholls and Barnes

43 Hoghton Street, Southport – PR9 0PG

01704 541 414

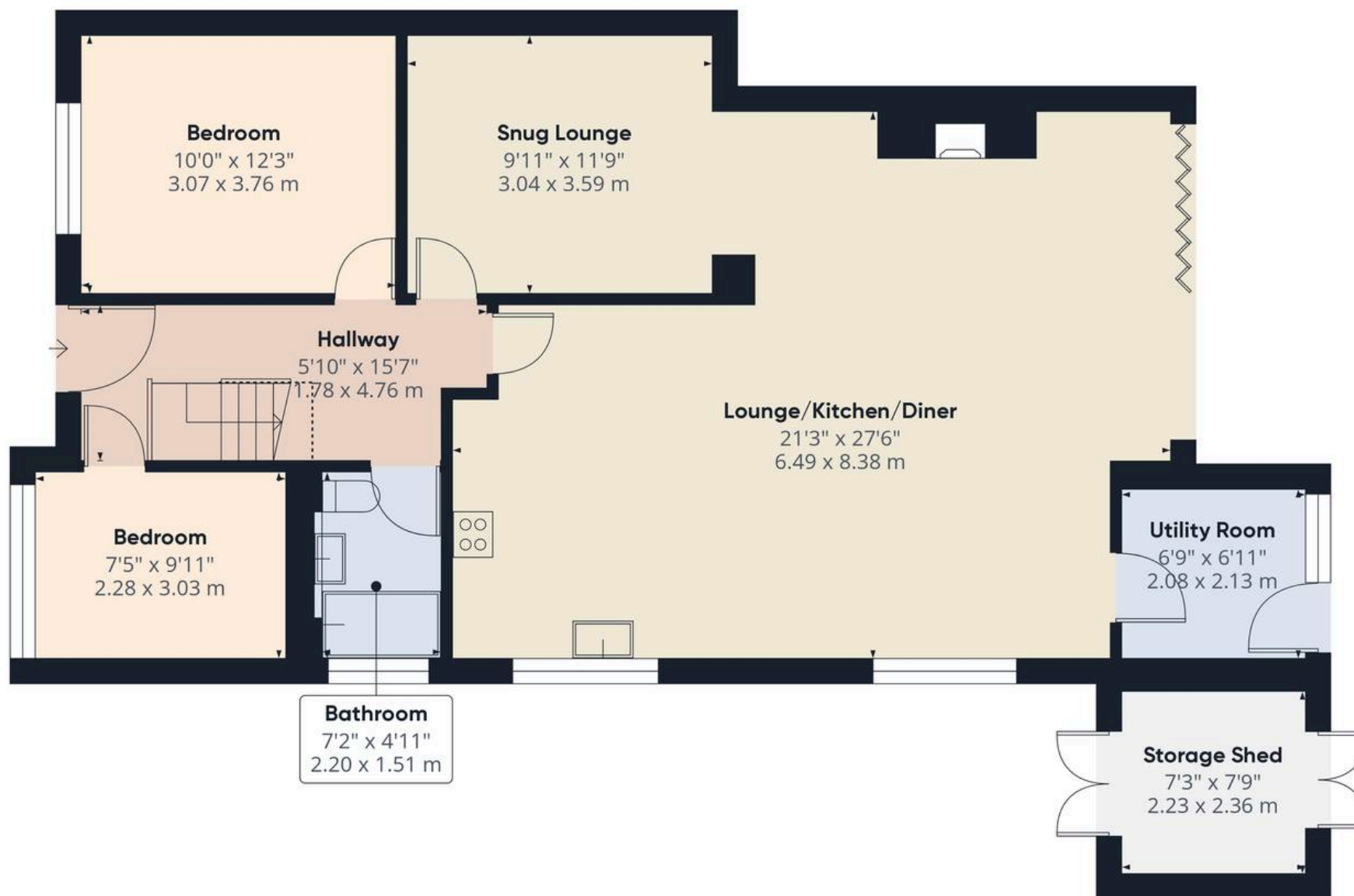
sales@nichollsandbarnes.net

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Approximate total area⁽¹⁾

1032.14 ft²

95.89 m²

Reduced headroom

9.43 ft²

0.88 m²

(1) Excluding balconies and terraces

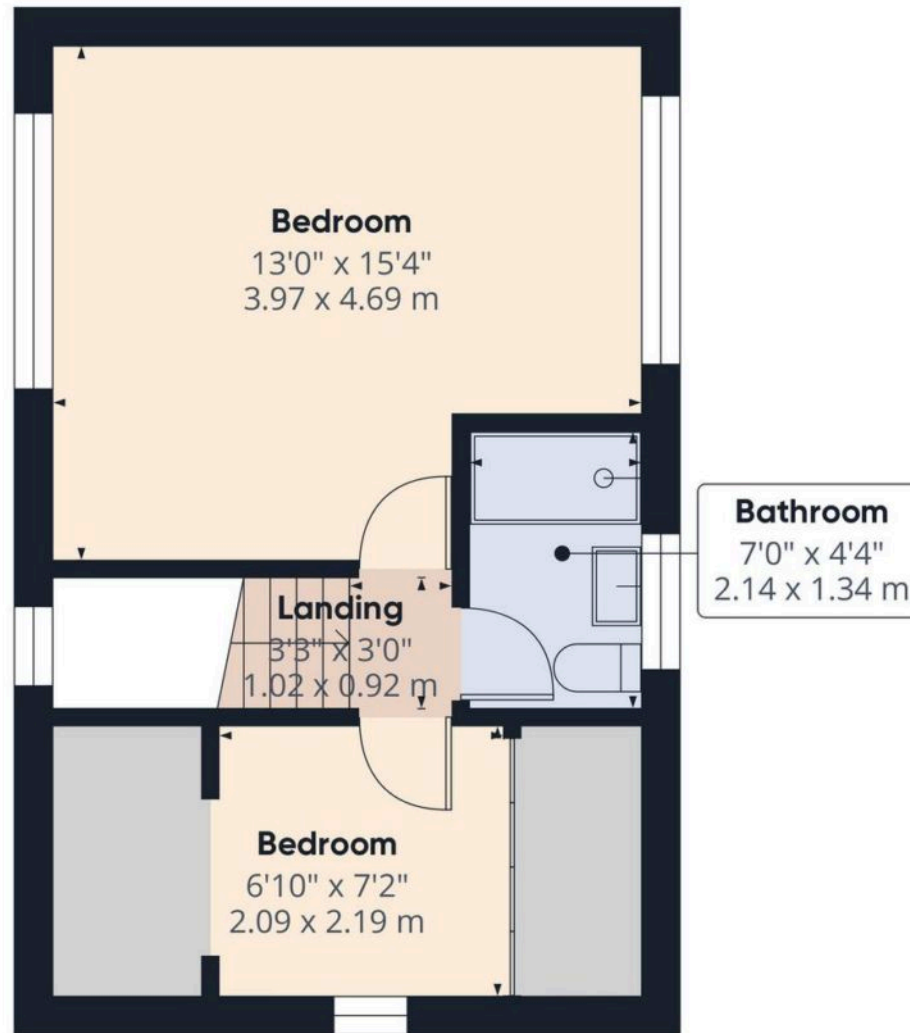
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1 Building 1



Approximate total area⁽¹⁾
323.12 ft²
30.02 m²

(1) Excluding balconies and terraces

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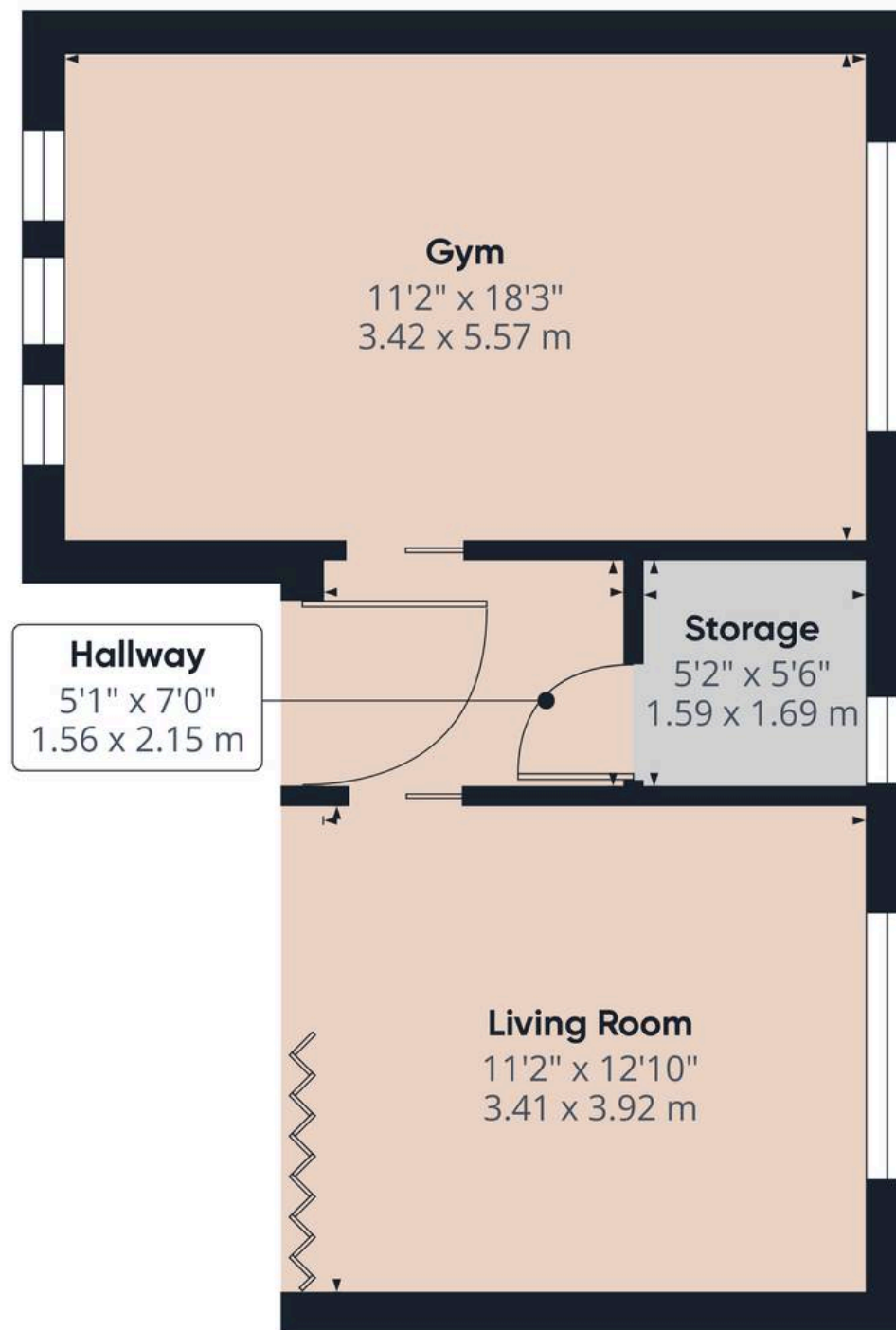
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ESTATE AGENTS



Floor 0 Building 2

Approximate total area⁽¹⁾

420.33 ft²

39.05 m²

(1) Excluding balconies and terraces

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