

FREEHOLD



House - Semi-Detached (EPC Rating:)

90 NEW CUT LANE, HALSALL, PR8 3DJ

Price Guide

£525,000



5 Bedroom House - Semi-Detached located in Halsall

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 is truly a one of a kind turn key property.

Full Description

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 is truly a turn key property.

This outstanding property boasts five bedrooms, an expansive lounge/kitchen/diner featuring bi-fold doors and log burner, plus separate utility/boot room. Offering an abundance of versatility with two bedrooms and shower room to the first floor and three 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.

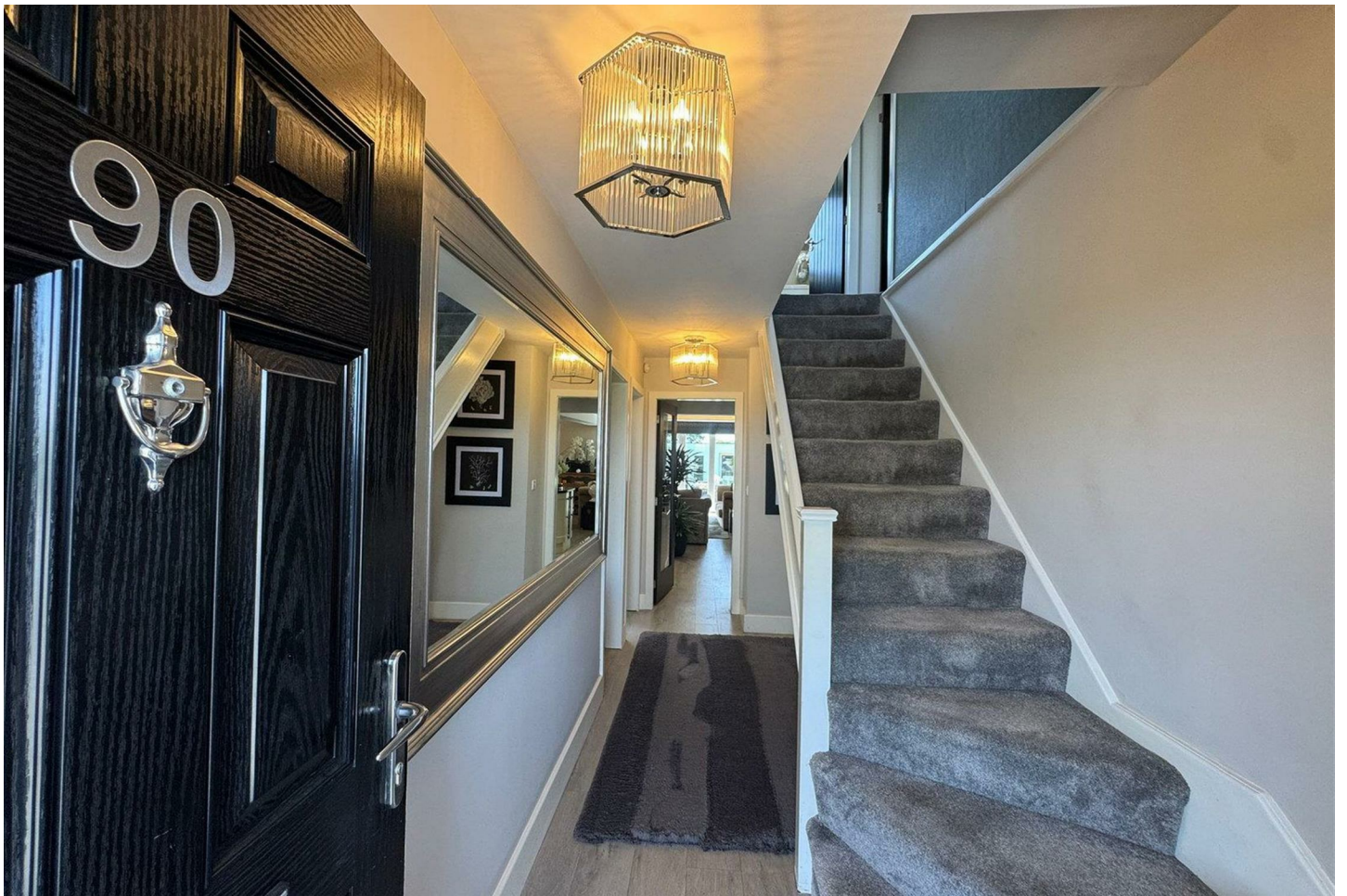
The luxuriously landscaped gardens complemented by an outdoor sound system, providing the perfect backdrop for outdoor entertaining or relaxing complete with a feature fish pond, garden kitchen and raised seating area with gas-fuelled fire pit.

Relax in the air conditioned stunning annex, which includes a lounge featuring a media wall and bi-fold 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

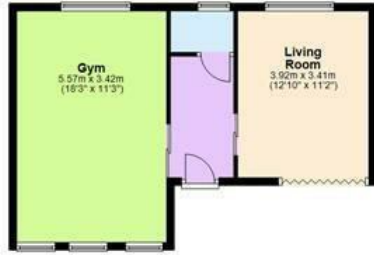
numerous vehicles.

New Cut Lane, nestled in the heart of Birkdale, provides a serene and welcoming residential setting. Located just moments from Southport's vibrant town centre and its picturesque coastline, the area enjoys the advantage of nearby reputable schools and lush green spaces that enhance its appeal. Commuting is made simple thanks to excellent transport connections, including Birkdale station, which offers direct routes to both Liverpool and Manchester. With its balance of tranquillity and accessibility, this neighbourhood stands out as a perfect choice for both families and those who travel for work.

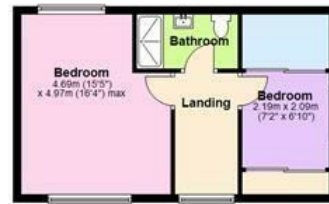
The furniture can be sold with this property as a separate negotiation.



SALES | CHARLOTTE HOUSE, GROUND FLOOR, 35-37 HOGHTON STREET, SOUTHPORT, MERSEYSIDE, PR9 0NS



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using Planitube

Council Tax Band

C

Energy Performance Graph

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

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