

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



£500,000

76 New Cut Lane, Southport, PR8 3DW



## PROPERTY SUMMARY

Equestrian Facility! A well presented detached bungalow true bungalow on CIRCA 0.85-acre plot comprising four stables, tack room with electricity and water, fully five star licensed kennelling with outdoor runs, an all-weather manège and a good-sized paddock. The main property comprises reception hall, large open plan lounge and conservatory with double doors leading to timber deck terrace with views over mature private garden, well appointed fitted kitchen, lounge with feature bay window to front, two double bedrooms and modern luxury bathroom. The property benefits from gas central heating, double glazing, off street parking for several vehicles with the rear garden enjoying a sunny aspect. Internal inspection strongly recommended in order to appreciate the quality and extent of this equine facility.





## New Cut Lane

Total Approx. Floor Area 1700 Sq.ft. (157.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## LOCAL AUTHORITY

West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>	<b>65</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.