

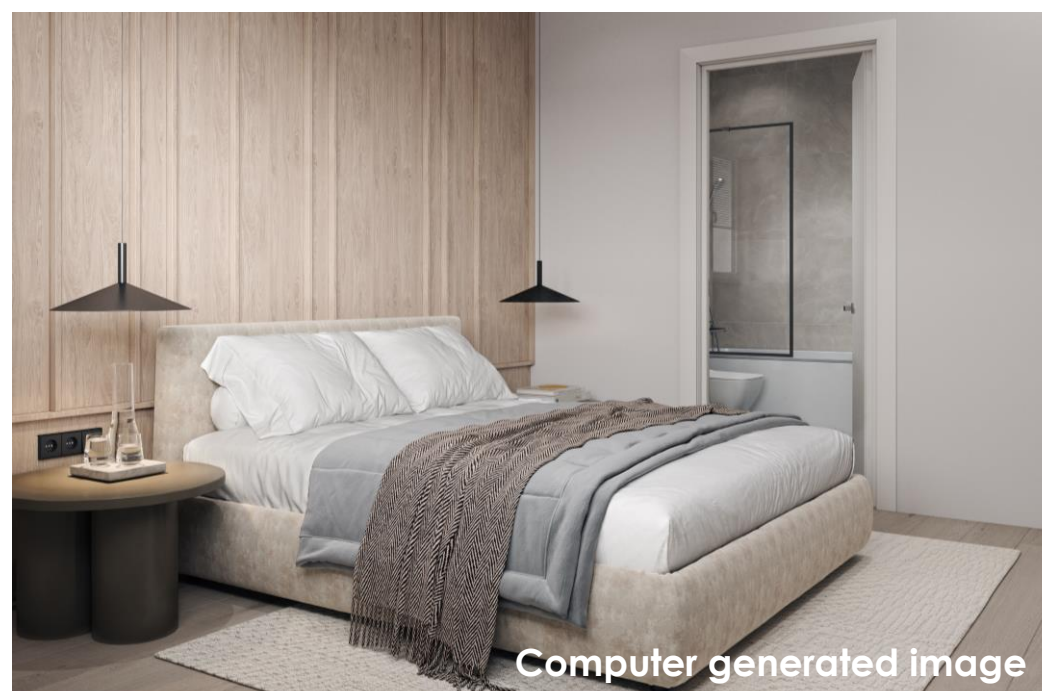


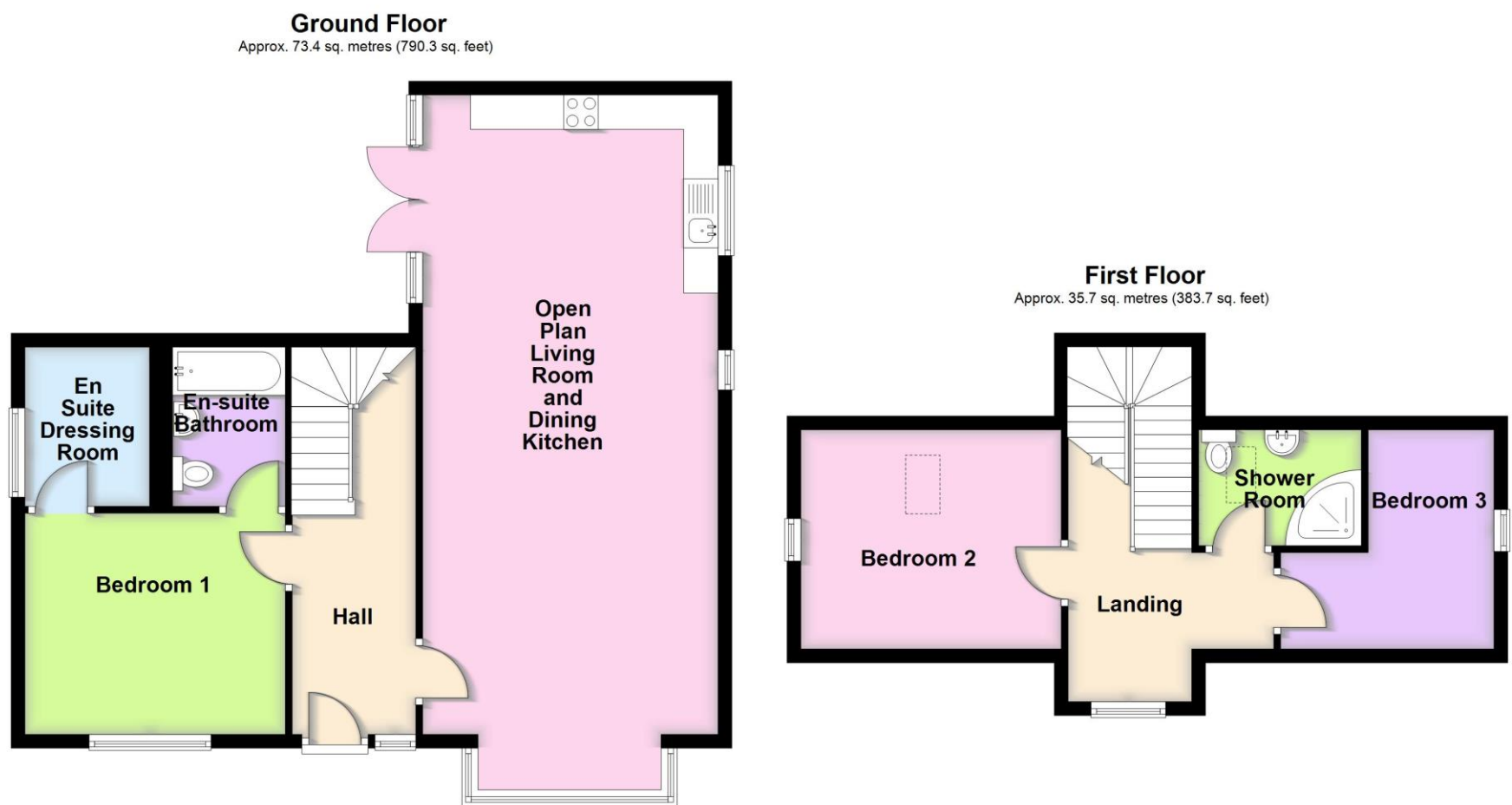
-  New Build Dormer Detached House
-  Three Bedrooms
-  En-Suite To Bedroom 1

-  Bi Folding Doors To Garden
-  Cul De Sac Of Only Seven Homes
-  Freehold

Price: £360,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Total area: approx. 109.1 sq. metres (1174.1 sq. feet)

Cedar Gardens is a gated private road of seven, new build homes, currently under construction and with a projected build completion during 2025.

The gas centrally heated and double glazed accommodation is arranged across two floors, briefly comprising Hall, open plan fitted Living/Dining/Kitchen and principal Bedroom with EnSuite Bathroom and En Suite Dressing Room to the ground floor. There are two further Bedrooms and a Shower Room to the first floor.

A tarmac driveway provides off road parking, whilst there are lawned gardens to front and rear.

Cedar Gardens is located off Southbank Road opposite Everard Road, well placed for accessing local schools and King George V 6th Form college, with the amenities of Kew and Southport town centre a short drive away.



Ground Floor:

Hall

WC

Living/Dining/Kitchen - 9.35m x 4.29m (30'8" x 14'1")

Bedroom 1 - 3.76m overall x 3.18m (12'4" x 10'5")

En-Suite Bathroom - 2.34m x 2.31m (7'8" x 7'7")

First Floor:

Landing

Bedroom 2 - 3.76m x 3.18m (12'4" x 10'5")

Bedroom 3 - 3.18m x 1.93m (10'5" x 6'4")

Bathroom - 2.26m x 1.63m (7'5" x 5'4")



Outside: A tarmacadam driveway provides off road parking, whilst there are lawned gardens to front and rear.

Fixtures & Fittings: Radiators on ground floor and first floor. Kitchen appliances - 1 x oven, 1 x fridge/freezer, 1 x dishwasher, 4 ring induction hob, extractor, 1x washing machine/tumble dryer. Aluminium bifold doors to garden. En-Suite - WC, bath/shower enclosure, hand basin. Wet areas tiled. Bathroom - Bath/shower enclosure, WC and basin. Wet areas tiled. Amtico flooring in hall, kitchen and WC. Carpets fitted on stairs and first floor.

Council Tax: Yet to be assessed by Sefton Council

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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