



## 3 CEDAR COURT EDENHURST DRIVE | TIMPERLEY

OFFERS IN THE REGION OF £400,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned and presented modern mid mews within this attractive gated community. Approached via remote gates there is allocated parking and garage within the beautiful grounds. The accommodation briefly comprises entrance hallway with storage cupboard. Fitted dining kitchen, rear sitting room with sliding doors onto the rear gardens, cloakroom/WC, principal bedroom with en-suite shower room/WC plus two further well proportioned bedrooms serviced by the family bathroom/WC. Delightful gardens to the rear enjoying a high degree of privacy and incorporating decked and gravelled seating areas. Viewing is highly recommended.



**POSTCODE: WA15 7AH**

## DESCRIPTION

This modern mews property forms part of an attractive gated development in a sought after location. The development is approached via remote wrought iron gates providing access to the resident parking and garages.

Immediately to the front of the property is a flagged footpath with grass border which continues to the front door. Upon entering the property there is a large entrance hall with under stairs storage cupboard and access to all ground floor rooms. Positioned to the front of the property there is an impressive dining kitchen with a comprehensive range of units and full range of integrated appliances. Towards the rear of the property is a separate sitting room with a focal point of a living flame gas fire and with sliding PVCu double glazed doors leading to the private rear gardens.

To the first floor the principal bedroom benefits from fitted wardrobes and an en-suite shower room/WC. There are two further well proportioned bedrooms serviced by the family bathroom/WC.

As previously mentioned the property benefits from allocated residents parking and garage. There are attractive gardens to the rear which incorporate decked and gravelled seating areas and enjoy a high degree of privacy.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and Altrincham town centre with the Metrolink providing a commuter service into Manchester.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood front door. Dado rail. Ceiling cornice. Spindle balustrade staircase to first floor. Radiator. Tiled floor. Telephone point. Phone entry system. Under stairs storage cupboard.

#### DINING KITCHEN

**19'6" x 9'7" (5.94m x 2.92m)**

Fitted with a comprehensive range of cream wall and base units with light wood work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Integrated fridge freezer, washing machine and dishwasher. Ample space for dining suite. Timber framed double glazed bay window to the front. Radiator. Ceiling cornice. Recessed low voltage lighting.

#### SITTING ROOM

**16'0" x 12'3" (4.88m x 3.73m)**

With a focal point of a living flame gas fire with marble effect insert and hearth. Dado rail. Ceiling cornice Sliding PVCu double glazed doors lead onto the rear garden. Two radiators. Television aerial point. Telephone point.

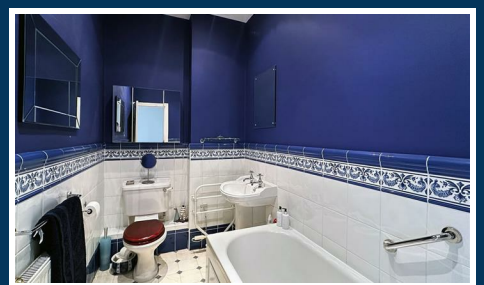
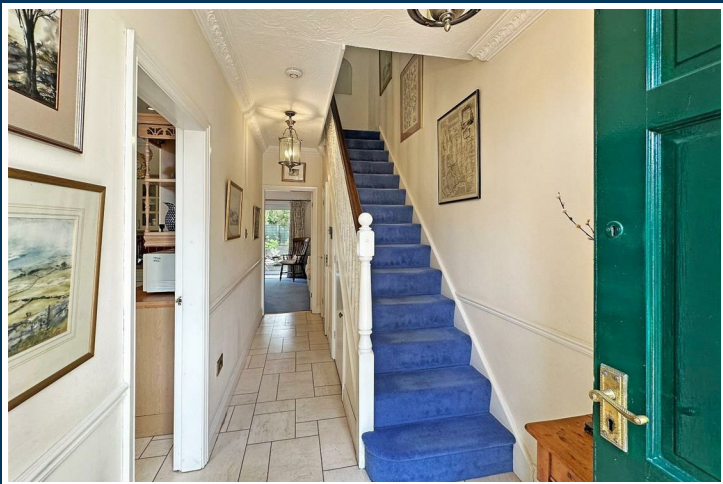
#### CLOAKROOM

WC and wash hand basin. Radiator. Tiled splashback. Extractor fan.

### FIRST FLOOR

#### LANDING

Loft access hatch with pull down ladder to loft space. Radiator. Airing cupboard housing combination gas central heating boiler.



## BEDROOM 1

12'62" x 10'7" (3.66m x 3.23m)

With timber framed double glazed window to the rear. Fitted wardrobes. Radiator. Television aerial point. Telephone point. Ceiling cornice.

## EN-SUITE

With a suite comprising tiled shower cubicle, pedestal wash hand basin and WC. Half tiled walls. Tiled floor. Radiator. Recessed low voltage lighting. Extractor fan.

## BEDROOM 2

12'5" x 9'3" (3.78m x 2.82m)

With timber framed double glazed doors to the front leading onto a Juliette balcony. Ceiling cornice. Radiator. Telephone point. Television aerial point.

## BEDROOM 3

9'1" x 6'6" (2.77m x 1.98m)

Timber framed double glazed window to the front. Radiator. Ceiling cornice.

## BATHROOM

9'2" x 5'5" (2.79m x 1.65m)

Fitted with a white suite with chrome fittings comprising panelled bath with pedestal wash hand basin and WC. Radiator. Heated towel rail. Half tiled walls. Tiled floor. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

## GARAGE

With up and over door, light and power.

To the front of the property there is a flagged footpath with adjacent lawned gardens providing access to the accommodation. To the rear the gardens incorporate paved and gravelled seating areas for easy maintenance with fence borders and enjoy a high degree of privacy.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "F"

## TENURE

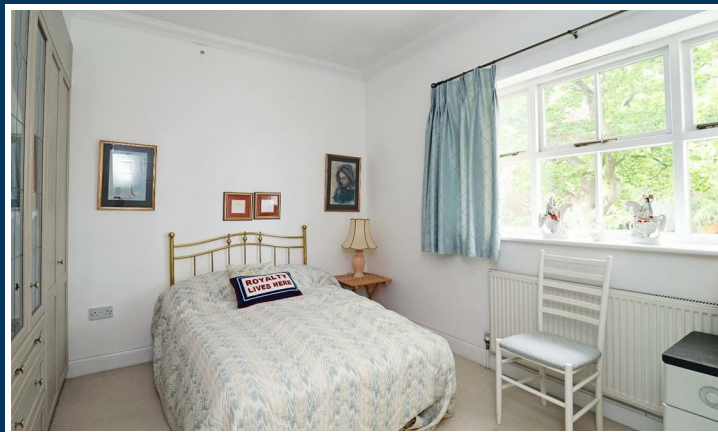
We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/09/195 and subject to a Ground Rent of £110.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

The Management is run by Bay Mews Ltd which is resident owned and subject to an annual charge of £500.00 pa. Full details will be provided by our clients Solicitor.

## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

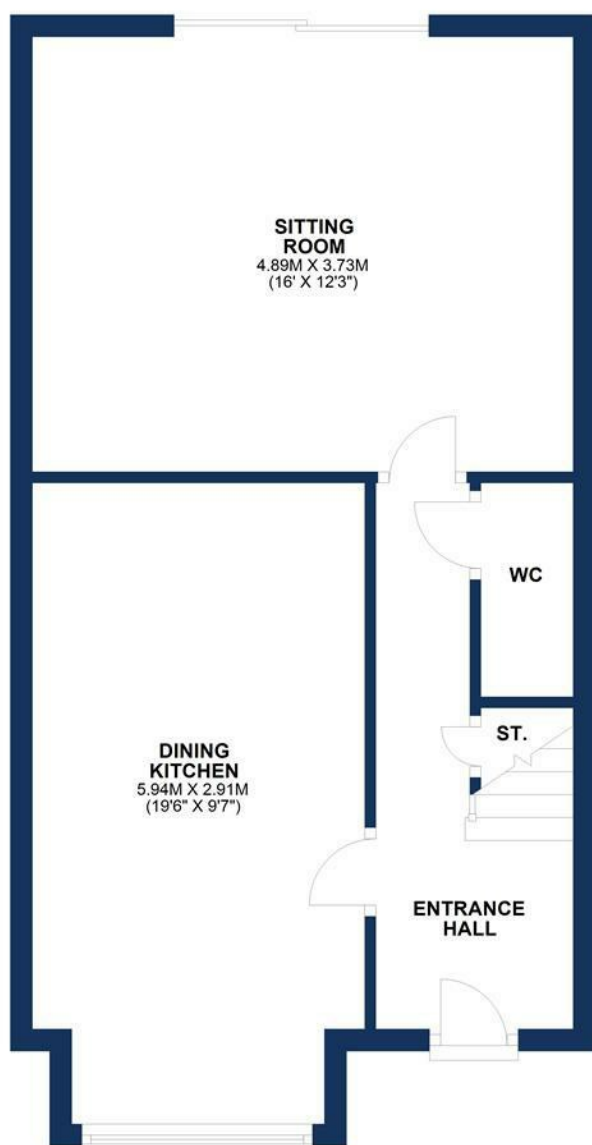


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## GROUND FLOOR

APPROX. 44.5 SQ. METRES (478.8 SQ. FEET)



## FIRST FLOOR

APPROX. 45.2 SQ. METRES (486.7 SQ. FEET)



TOTAL AREA: APPROX. 89.7 SQ. METRES (965.5 SQ. FEET)

Floorplan for illustrative purposes only



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