



**Cedar Gardens, Bungalow Plot 2,  
Southbank Road, Southport, PR8 6LZ  
£350,000 Subject to Contract**

Designed with modern living in mind, Cedar Gardens provides a stylish blend of contemporary architecture and thoughtfully planned interiors. Each home is generous in size, featuring open-plan kitchen layouts, high-quality modern fittings, en-suite facilities, and walk-in dressing rooms, all crafted to combine comfort with sophistication. Externally, the properties enjoy private driveway access with ample off-road parking and generous rear gardens, making this development an ideal choice for families, couples, and young professionals alike. Perfectly positioned, Cedar Gardens is particularly convenient for a wide range of shops and everyday amenities at Meals Cop, while offering excellent commuter links to Ormskirk, Liverpool, and Southport Town Centre.

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*Southport's Estate Agent*

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales



## Entrance Hall

Composite entrance door, double glazed windows and herringbone style LVT flooring. Turn staircase leads to first floor with handrail, spindles and newel post. Door leads to...

## Living Dining Kitchen - 10.11m x 4.27m (33'2" x 14'0")

Upvc double glazed bay window to front, living flame fire, opening to dining kitchen with Upvc double glazed patio doors to enclosed gardens and window to side. Kitchen arranged in light grey shaker style with a number of built in base units which include cupboards and drawers, wall cupboards and working surfaces. Wall cupboard with 'Worcester' gas central heated boiler. Island unit incorporates breakfast bar and there are two Upvc double glazed windows to side. Single bowl sink unit with mixer tap and drainer.

## Master Bedroom - 3.18m x 3.81m (10'5" x 12'6")

Upvc double glazed window to front, door leads to ensuite and further door leads to walk in wardrobe/ dressing room.

## Dressing Room - 2.31m x 1.78m (7'7" x 5'10" to rear of wardrobes)

Upvc double glazed windows to side, fitted wardrobe and drawers with hanging space and overhead shelving.

## Ensuite - 2.31m x 1.88m (7'7" x 6'2")

Three piece modern white suite comprising of low level WC, pedestal wash hand basin with mixer tap and panelled bath with glazed shower screen and plumbed in thermostatic shower. Part wall tiling, tiled flooring, chrome heated towel rail, recessed spotlighting and extractor.

## First Floor Landing/ Useful Study Area

Upvc double glazed window, landing space perfect for use as home study with doors leading to main bedrooms and shower room.

## Bedroom 2 - 3.78m x 3.15m (12'5" x 10'4" including areas of reduced head height)

Upvc double glazed window. Double glazed skylight to roof pitch.

## Bedroom 3 - 2.9m x 3.15m (9'6" into recess x 10'4" including areas of reduced head height)

Upvc double glazed window.

## Shower Room - 1.65m x 2.31m (5'5" x 7'7" including areas of reduced head height)

Double glazed skylight, three piece modern white suite comprising of low level WC, pedestal wash hand basin with mixer tap and corner step in shower enclosure with thermostatic shower, part wall tiling, tiled flooring, chrome heated towel rail, recessed spotlighting and extractor.

## Outside

Established and mature gardens with laid to lawn and borders, generous plot accessed via remote gated private driveway leading to development and off road parking to front.

## Note

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Ground Floor



First Floor



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