



Cedar Gardens, Plots 1 -7
Southbank Road, PR8 6LZ, From £350,000
'Subject to Contract'

🚩 Open Day Event – Sunday 30th November, 11am–2pm ***Join Us And Experience Cedar Gardens First-Hand*******

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

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" overall into bay 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 - 2.34m x 1.88m (7'8" 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 - 3.81m x 3.15m (12'6" x 10'4" including areas of reduced head height)

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

Bedroom 3 - 2.95m x 3.15m (9'8" into recess x 10'4" including areas of reduced head height)

Upvc double glazed window.

Shower Room/WC - 1.6m x 2.26m (5'3" x 7'5" 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.

Mobile Phone Signal

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

Broadband

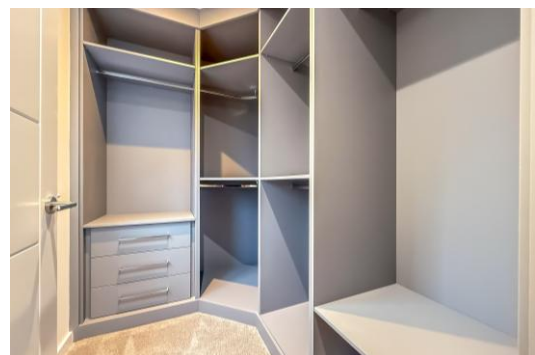
Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

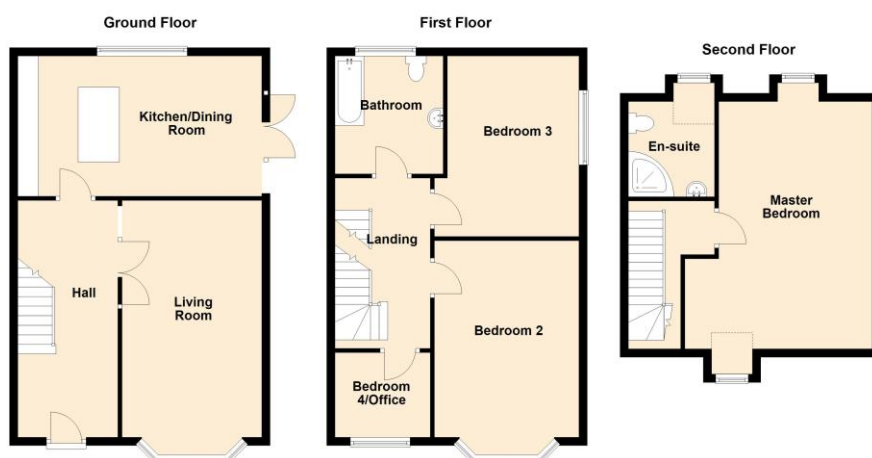
Note

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Note 2

"Cedar Gardens is the developer's working name for the site. The final development or street name is subject to local authority approval."





Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.