



**Cedar Gardens, Detached House Plot 5,  
Southbank Road, Southport, PR8 6LZ  
£380,000 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 style entrance door leading to entrance hall with stairs to first floor including hand rail, spindles and newel post. Useful cupboard access to under stairs and door leads to living room. Further doors to dining kitchen.

## Living Room - 5.72m x 3.38m (18'9" into bay x 11'1")

Upvc double glazed bay window to front.

## Dining Kitchen - 3.81m x 5.61m (12'6" x 18'5")

Upvc double glazed side window, Upvc double glazed double doors lead to rear garden. 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.

## First Floor Landing

Stairs to second floor with handrail, spindles and newel post.

## Bedroom 2 - 5.13m x 3.51m (16'10" into bay x 11'6")

Upvc double glazed bay window.

## Bedroom 3 - 4.44m x 3.23m (14'7" x 10'7" excluding recess)

Upvc double glazed window to side.

## Bedroom 4/Office - 2.06m x 2.06m (6'9" x 6'9")

Upvc double glazed window.

## Bathroom/WC - 2.87m x 2.29m (9'5" x 7'6")

Upvc double glazed window, three piece modern white suite comprising of low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, glazed shower screen and part wall tiling. Tiled flooring, chrome heated towel rail and recessed spotlighting, extractor.

## Second Floor

### Master Bedroom Suite - 5.46m x 3.48m (17'11" x 11'5" extending to 15'1" into recess)

Two Upvc double glazed skylights, internal door leading to...

### Ensuite - 2.77m x 2.08m (9'1" into recess x 6'10")

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

## Outside

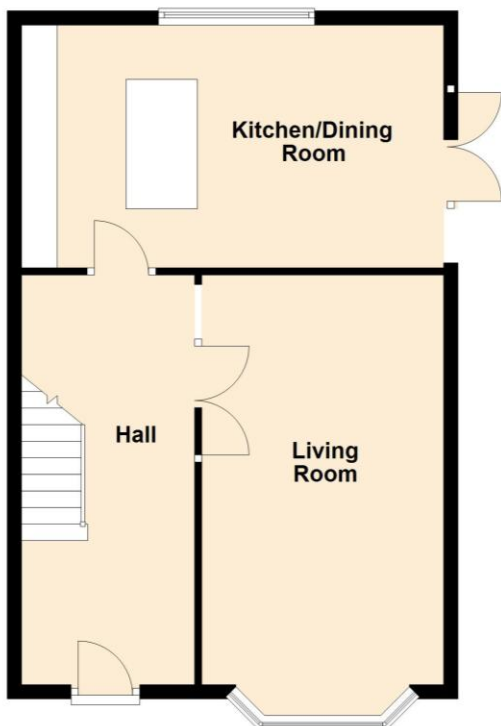
Off road parking to front and gardens enclosed to the rear.

## Note

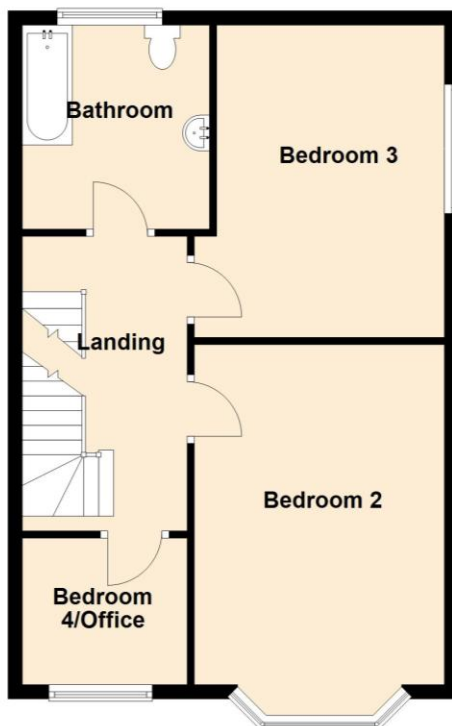
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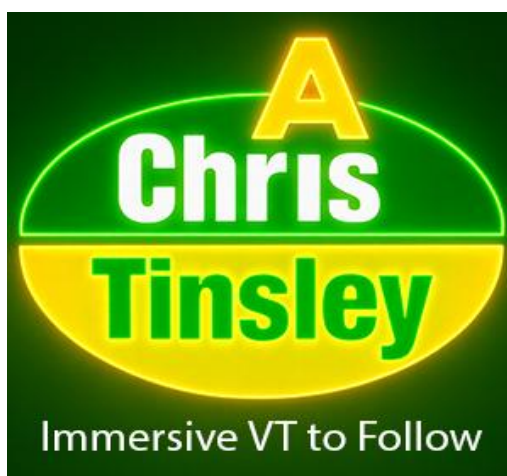
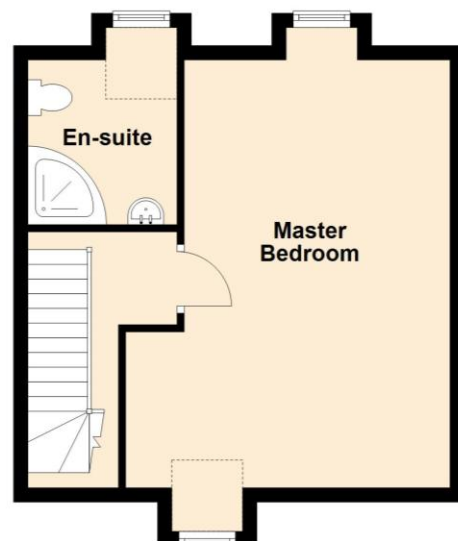
Ground Floor



First Floor



Second Floor



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