



Cedar Close, Liverpool L18 3NF

welcome to

Cedar Close, Liverpool

This is a wonderful opportunity to purchase an exclusive detached residence situated within the heart of the Allerton and Calderstones District. Cedar Close is a private gated development situated off Yew Tree Road and offers a secure and enviable lifestyle for any prospective purchaser.



Entrance Hall

Double glazed window and door to the front, understairs cupboard, radiator, solid wood floor.

Cloakroom

Double glazed window to the rear, radiator, wash hand basin, low level W.C, tiled floor.

Lounge

20' 4" x 12' 11" (6.20m x 3.94m)

Double glazed window to the rear, double glazed patio doors, gas fireplace, radiator, carpet flooring

Dining Room

10' 4" x 12' 1" (3.15m x 3.68m)

Double glazed window to the front, radiator, carpet flooring.

Kitchen/ Diner

21' 6" x 12' 5" (6.55m x 3.78m)

Fitted kitchen with wall and base units, work surfaces incorporating a one and a half bowl sink and drainer, cooker hood, plumbing for washing machine, central heating boiler, double glazed window to the rear, door leading to garden.

Utility Room

7' 8" x 4' 11" (2.34m x 1.50m)

Wall and base units, stainless steel sink, plumbing for washing machine, work surfaces, tiling.

Landing

Stairs rising from ground floor, double glazed window to the front, airing cupboard.

Bedroom One

16' 1" x 13' (4.90m x 3.96m)

Double glazed window to the rear, radiator, carpet flooring.

En Suite

Double glazed window to the rear, shower cubicle, wash hand basin, low level W.C, radiator.

Bedroom Two

12' 11" x 11' 1" (3.94m x 3.38m)

Double glazed window to the front, built in wardrobe, radiator, carpet flooring.

Bedroom Three

13' 10" x 9' 10" (4.22m x 3.00m)

Double glazed window to the front, radiator, carpet flooring.

Bedroom Four

10' 10" x 12' 6" (3.30m x 3.81m)

Double glazed window to the rear, radiator, carpet flooring

En Suite

Shower cubicle, wash hand basin, low level W.C, tiled floor.

Bathroom

Double glazed window to the side, radiator, bath with mixer tap, shower cubicle, wash hand basin in vanity unit, tiled flooring.

External

There are established and mature gardens and driveway parking



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welcome to

Cedar Close, Liverpool

- An Executive Detached Residence
- A Secure & Gated Development
- Situated Close To Calderstones Park
- Four Bedrooms
- Master Bedroom with Ensuite

Tenure: Leasehold EPC Rating: Awaited

price on application



Please note the marker reflects the postcode not the actual property

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
ALT117215 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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