

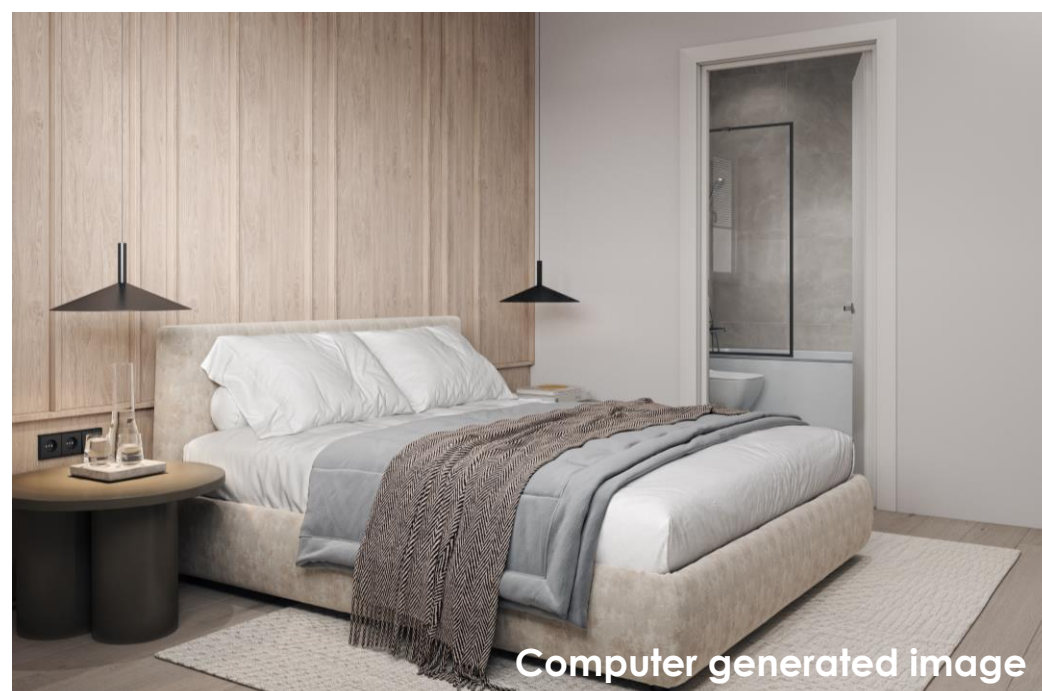


-  New Build Dormer Detached House
-  Three Bedrooms
-  En-Suite To Bedroom 1

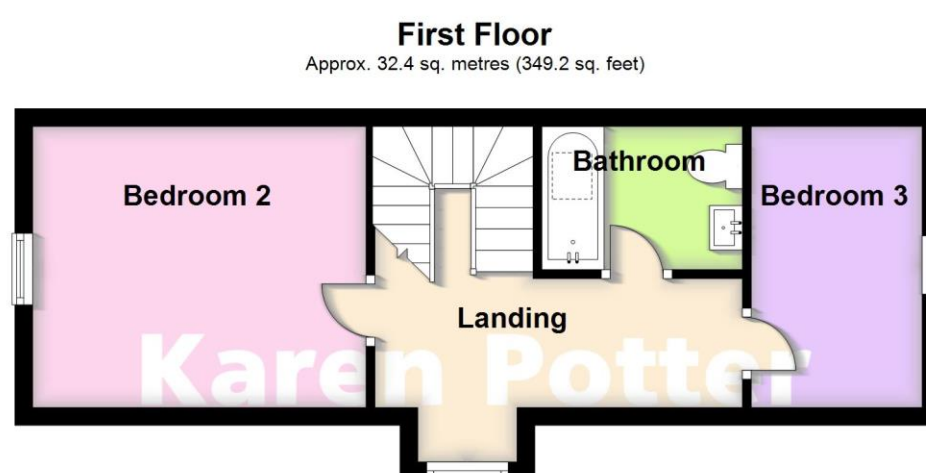
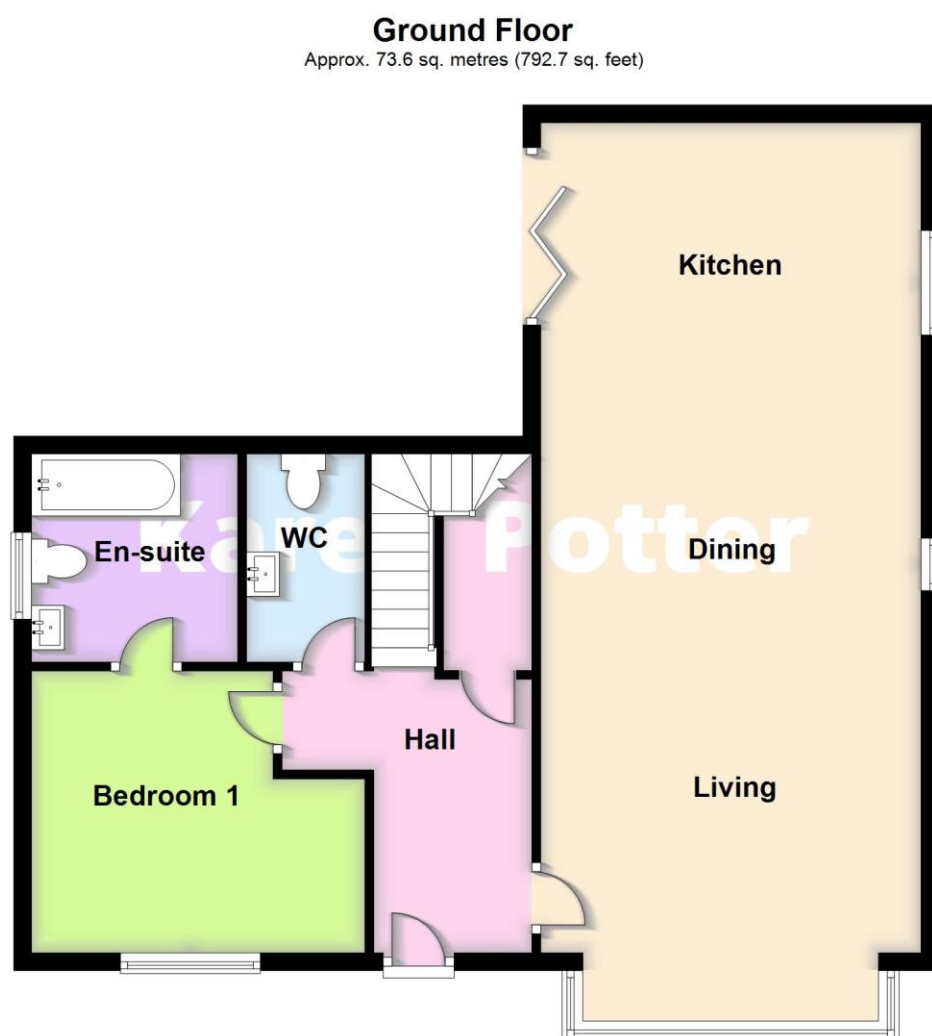
-  Bi Folding Doors To Garden
-  Cul De Sac Of Only Seven Homes
-  Freehold

**Price: £360,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







Total area: approx. 106.1 sq. metres (1141.9 sq. feet)

Cedar Gardens is a select cul de sac of seven, new build homes, currently under construction and with a projected build completion of early 2025.

Built to a high specification, the gas centrally heated and double glazed accommodation is arranged across two floors, briefly comprising Hall, Cloakroom/WC, open plan Living/Dining/Kitchen and Bedroom with En-Suite Bathroom to the ground floor. There are two further Bedrooms and a Bathroom to the first floor.

A tarmacadam driveway provides off road parking, whilst there are lawned gardens to front and rear.

Cedar Gardens is a cul de sac off Southbank Road opposite Everard Road, well placed for accessing local schools and King George V 6th Form college, with the amenities of Kew and Southport town centre a short drive away.

**Ground Floor:**

**Hall**

**WC**

**Living/Dining/Kitchen** - 9.35m x 4.29m (30'8" x 14'1")

**Bedroom 1** - 3.76m overall x 3.18m (12'4" x 10'5")

**En-Suite Bathroom** - 2.34m x 2.31m (7'8" x 7'7")

**First Floor:**

**Landing**

**Bedroom 2** - 3.76m x 3.18m (12'4" x 10'5")

**Bedroom 3** - 3.18m x 1.93m (10'5" x 6'4")

**Bathroom** - 2.26m x 1.63m (7'5" x 5'4")

**Outside:** A tarmacadam driveway provides off road parking, whilst there are lawned gardens to front and rear.

**Fixtures & Fittings:** Radiators on ground floor and first floor. Kitchen appliances - 1 x oven, 1 x fridge/freezer, 1 x dishwasher, 4 ring induction hob, extractor, 1x washing machine/tumble dryer. Aluminium bifold doors to garden. En-Suite - WC, bath/shower enclosure, hand basin. Wet areas tiled. Bathroom - Bath/shower enclosure, WC and basin. Wet areas tiled. Amtico flooring in hall, kitchen and WC. Carpets fitted on stairs and first floor.

**Council Tax:** Yet to be assessed by Sefton Council

**Tenure:** Freehold

**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>

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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