

Approx Gross Floor Area = 1171 Sq. Feet  
(exc. Garage) = 108.55 Sq. Metres

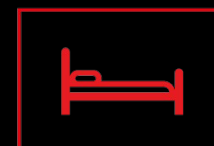


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Cedar Court, Edenhurst Drive  
**Guide Price £460,000**

Bedrooms 3



Bath 2



Reception 2



1 Allocated Parking Space & Garage



Area 1171.00 sq ft



**HIBBERT HOMES**

SALES & LETTINGS

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- Modern Development
- Three Bedrooms
- Recently Refurbished
- Detached Garage
- Off Road Parking

- 1171 SQFT
- Two Bthrooms
- Private Garden
- Great Location
- Scope to Extend

A MODERN, THREE BEDROOM PROPERTY IN A GATED DEVELOPMENT, with 2 PARKING SPACES, a SINGLE GARAGE and WALKING DISTANCE TO TIMPERLEY VILLAGE. Comprising; Entrance hall, WC, modern breakfast kitchen, living room and conservatory to the ground floor. There are three bedrooms and two bathrooms to the first floor. Externally there is a good size private garden, detached garage and ample parking. A great house in a great location., with fantastic transport links, outstanding local schools and community feel. Chain Complete. Viewing is essential.

