



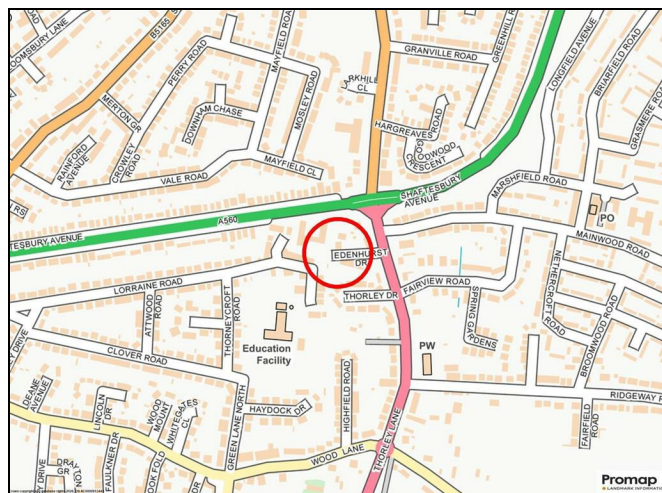
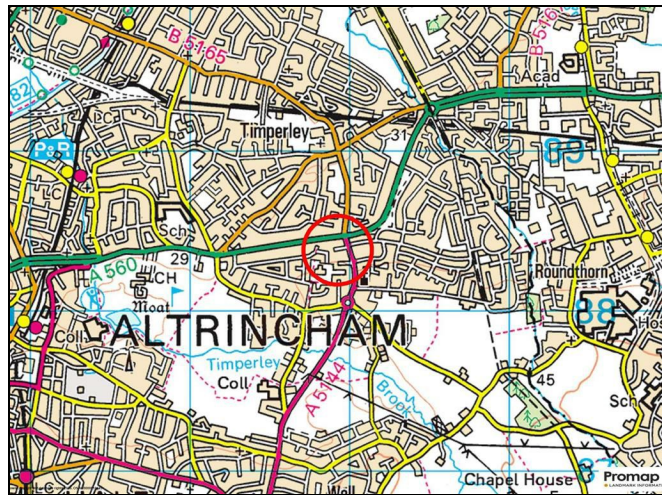
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INDEPENDENT ESTATE AGENTS

## location



## energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A                                                     |                         |         |           |
| (81-91) B                                                       |                         |         |           |
| (69-80) C                                                       |                         |         |           |
| (55-68) D                                                       |                         |         |           |
| (39-54) E                                                       |                         |         |           |
| (21-38) F                                                       |                         |         |           |
| (1-20) G                                                        |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |         |           |

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



WATERSONS

INDEPENDENT ESTATE AGENTS

## 1, Cedar Court Edenhurst Drive Timperley, WA15 7AH



**AN ATTRACTIVE, WELL PROPORTIONED MODERN FAMILY HOME SET WITHIN A SECURE GATED DEVELOPMENT IN A POPULAR LOCATION, CLOSE TO EXCELLENT SCHOOLS, TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE. 1283SQFT**

**Hall. WC. Lounge. Conservatory. Dining Kitchen. Three good size Bedrooms. Two Bath/Shower Rooms. Parking Space. Detached Single Garage. No Chain.**

**Offers Over £450,000**

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# in detail



An attractively designed modern, family home set within a gated development in a popular neighbourhood close to excellent schools, Timperley Village and Altrincham Town Centre.

The well presented property is arranged over Two Floors with the accommodation extending to some 1283 square feet, providing a Hall, WC, Lounge, Conservatory and Dining Kitchen to the Ground Floor and there are Three good sized Bedrooms served by Two Bath/Shower Rooms to the First Floor.



Externally, there is a Driveway providing off road Parking and a Detached Single Garage. To the rear, the Garden is laid to lawn and enjoys a sunny aspect.

This property is offered for sale with no chain and could be moved into with a minimum of fuss.

Comprising:

Entrance vestibule with tiled floor. Built in meter cupboards.

Entrance Hall with a spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Access to useful understairs storage. Dado rail surround. Coved ceiling.



Ground Floor WC fitted with a white suite providing a wash hand basin and WC. Tiling to the sink area. Display shelving.

Lounge with gas living flame coal effect fireplace. Dado rail surround. Coved ceiling.

Conservatory with vaulted ceiling and doors and windows overlook and provide access to the gardens to the rear. Tiled floor.

Dining Kitchen fitted with an extensive range of base and eye level units with solid wood worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include an oven, five ring gas hob with extractor fan over, washing machine and dishwasher. There is space for a fridge freezer. Door and windows provide access to the side elevation.



To the First Floor Landing there is access to Three good sized Bedrooms served by Two Bath/Shower Rooms. Built in airing cupboard with wall mounted gas central heating boiler. Loft access point with pull down ladder.

Bedroom One with window to the rear elevation enjoying views over the gardens to the rear. Built in floor to ceiling wardrobes with sliding doors.

This room enjoys an En Suite Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle, wash hand basin and WC. Tiling to the walls and floors. Opaque window to the rear elevation.

Bedroom Two with windows to the front and side elevations.



Bedroom Three with window to the front elevation.



The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a double ended bath with thermostatic shower over, wash hand basin with built in storage and WC. Tiling to the walls and floor. Opaque window to the side elevation.



Externally, Cedar Court is accessed via secure electric gates, and the development is set within attractive, well maintained Communal Gardens. There is Parking space and the property further benefits from a Detached Single Garage.

To the front there is a garden frontage and well stocked borders. To the rear, there is a decked patio area adjacent to the back of the house, accessed via the Conservatory. Beyond, the Garden is laid to lawn and enclosed within timber fencing. The Garden is South West facing, therefore enjoys a sunny aspect.

This property is offered for sale with no chain and could be moved into with a minimum of fuss.

- Leasehold - 999 years from 1 September 1995
- Council Tax Band F

Approx Gross Floor Area = 1283 Sq. Feet  
(Including Garage)  
= 119.2 Sq. Metres

Approx Gross Floor Area = 1098 Sq. Feet  
(Excluding Garage)  
= 101.8 Sq. Metres

