

Your local property experts

**Adams**  
residential sales



**Executive Detached  
Residence  
Well Proportioned**

**Immaculate Presentation  
Show Home Condition**

**Four Double Bedrooms  
Early Viewing Essential**

**Cedardale Park**  
Widnes, WA8 3JU

**Offers in Excess  
of £350,000**

Adams Estate Agents are delighted to market this exquisite four bedroom detached residence, offering generously proportioned family sized accommodation over two floors. The property is presented in 'show home' condition and is ready for immediate occupation upon completion making an early perusal a must. Features include welcoming entrance hall, refitted cloaks/w.c., three reception rooms and most impressive kitchen/diner to the ground floor. Landing, four double bedrooms, refitted family bathroom and en-suite shower room to master. Externally, off road parking provision, easy to maintain mainly artificial lawned gardens and useful garage.

#### Ground Floor



#### Entrance Hall

Laminate flooring, central heating radiator and UPVC door to front.



#### Cloaks/W.C.

Tiled flooring, fitted with contemporary two piece suite, heated towel rail and part tiled walls.



#### Dining Room 13' 1" x 9' 5" (3.98m x 2.87m)

Laminate flooring, central heating radiator and UPVC bay window to front.



#### Lounge 22' 0" max x 13' 4" max (6.70m x 4.06m)

Amtico flooring, central heating radiator, feature fire, UPVC windows to side and rear, UPVC French doors to garden.



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**Study** 8' 0" x 7' 0" (2.44m x 2.13m)  
Central heating radiator and UPVC window to front.



**Galleried Landing**  
Central heating radiator and UPVC window to front.



**Kitchen/Diner** 21' 4" max x 10' 9" max (6.50m x 3.27m)  
Tiled flooring, fitted with a range of matching base and wall units, Granite work surfaces, inset sink and mixer taps, gas hob with extractor canopy over, tiled splashbacks, double oven, integrated appliances, central heating radiator, recessed spotlights, access to garage, UPVC window and French doors to garden.

## First Floor



**Bedroom 1** 13' 0" x 12' 10" (3.96m x 3.91m)  
Fitted wardrobes, central heating radiator and UPVC window to rear.



**En-Suite**  
Tiled flooring, fitted with contemporary three piece suite, heated towel rail and UPVC window to side.



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**Bedroom 2** 16' 0" x 12' 0" (4.87m x 3.65m)  
Central heating radiator, two UPVC windows to front and central heating radiator.



**Bedroom 4** 9' 10" max x 9' 4" max (2.99m x 2.84m)  
Central heating radiator, fitted wardrobes and UPVC window to front.



**Bedroom 3** 13' 3" x 8' 3" (4.04m x 2.51m)  
Central heating radiator, fitted wardrobes and UPVC window to rear.



**Family Bathroom** 9' 8" x 9' 7" (2.94m x 2.92m)  
Tiled flooring, fitted with stunning four piece bathroom, heated towel rail, part tiled walls, recessed spotlights and UPVC window to rear.

## Externally

**Garage** 13' 0" x 9' 3" (3.96m x 2.82m)  
Up and over door, wall mounted central heating boiler, power and light laid on.



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### Gardens

Mainly laid to artificial lawn for ease of maintenance, the rear provides a particularly complimentary setting.

### Viewing

Via the Widnes office on 0151 420 4055.

### Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate.



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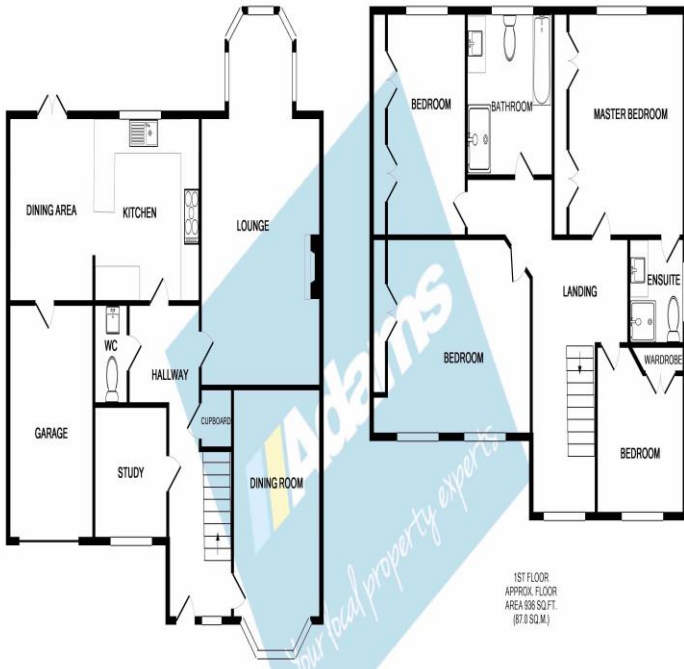
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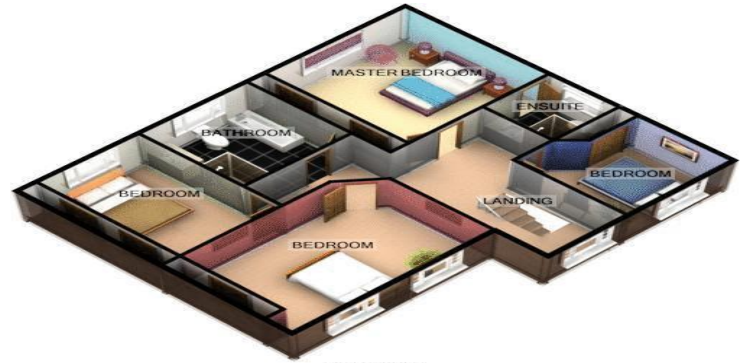
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GROUND FLOOR  
APPROX. FLOOR  
AREA 890 SQ.FT.  
(82.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1927 SQ.FT. (178.0 SQ.M.)  
While every attempt has been made to ensure the accuracy of the floor plan, construction, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency, save as is given.  
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1ST FLOOR  
APPROX. FLOOR  
AREA 936 SQ.FT.  
(87.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 990 SQ.FT.  
(92.0 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1927 SQ.FT. (179.0 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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## Energy Performance Certificate HM Government

**19, Cedardale Park, WIDNES, WA8 3JU**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 8204-2875-8229-1497-3333
<b>Date of assessment:</b> 13 July 2017	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 13 July 2017	<b>Total floor area:</b> 161 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,483</b>
<b>Over 3 years you could save</b>	<b>£ 402</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 447 over 3 years	£ 262 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;">                     You could save £ 402 over 3 years                 </div>
Heating	£ 2,730 over 3 years	£ 2,523 over 3 years	
Hot Water	£ 306 over 3 years	£ 306 over 3 years	
<b>Totals</b>	<b>£ 3,483</b>	<b>£ 3,081</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <p style="text-align: center;"> <span style="font-size: 2em;">A</span> <span style="font-size: 2em;">B</span> <span style="font-size: 2em;">C</span> <span style="font-size: 2em;">D</span> <span style="font-size: 2em;">E</span> <span style="font-size: 2em;">F</span> <span style="font-size: 2em;">G</span> </p> <p>Not energy efficient - higher running costs</p>	<p style="text-align: center;">Current Potential</p> <p style="text-align: center;"> <span style="font-size: 2em;">69</span> <span style="font-size: 2em;">79</span> </p>
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The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 120	👍
2 Low energy lighting for all fixed outlets	£65	£ 162	👍
3 Heating controls (room thermostat)	£350 - £450	£ 120	👍

See page 3 for a full list of recommendations for this property.

To find out more about the recommendations and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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