



**GASCOIGNE  
HALMAN**

HIGHTREE DRIVE, HENBURY

THE AREAS LEADING ESTATE AGENT

| £395,000

Situated on an extremely highly sought after residential location in Henbury, this Three bedroom detached family home enjoys lovely private South facing gardens, a garage, a car port and off road parking.

The property is set back from the road and is in need of cosmetic improvements/modernisation but lends itself to being extended to create a fabulous family home.

In brief, the accommodation comprises of an entrance hall, cloakroom/WC and stairs to the first floor.

There is a good sized lounge with a window to the front aspect and a wall-mounted gas fire. This opens into the dining room with patio doors leading onto the garden. The kitchen is fitted in a matching range of white fronted units with roll top work surfaces and a window overlooking the garden.

Off the kitchen is a good sized and useful utility room with a window overlooking the rear as well as a door giving access to the side of the property. This also houses the gas fired central heating boiler. Tiled flooring runs throughout the two rooms.

To the first floor the landing has a window to the side aspect and an airing cupboard housing the hot water cylinder. There are Three bedrooms in total, Two being good sized doubles and the third being a single. There is a shower room with a three piece suite and a window to the rear aspect.

Outside there is a great mature private South facing rear

garden enclosed by fencing and having a timber shed. Mature trees, shrubs and bushes ensure this garden is well screened.

To the front a driveway provides parking for two vehicles, a car port adjoining the garage and also a good sized attractive front garden.

### LOCATION

Henbury is a picturesque hamlet located just on the outskirts of Macclesfield.

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

### DIRECTIONS

Leaving Macclesfield along Chester Road continue through Broken Cross roundabout, taking the second exit onto Chelford Road. Continue for a short distance and into Henbury village. Turn right into Church Lane, then first right into Henbury Rise and second left into Hightree Drive and after passing Worthington Close, the property can be found situated on the left. POSTCODE : SK11 9PD

**EPC RATING D CHESHIRE EAST BAND E**

## MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80 - 82 Waters Green, SK11 6LH

**GASCOIGNE  
HALMAN**

22 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.