



**GASCOIGNE
HALMAN**

WILLIAMS WAY, HENBURY

THE AREAS LEADING ESTATE AGENT

| £450,000

A Three bedroom Two bathroom detached bungalow enjoying a fabulous cul de sac location with lovely gardens on three sides and boasting wonderful open views over the open countryside. The property is in need of updating and in brief comprises of an entrance hall with an airing cupboard and loft access. The spacious lounge has a large bay window to the front aspect and an open fire.

The kitchen is fitted in a range of units and has a window overlooking the side aspect and a door opening out onto the same. The dining room has access into the conservatory.

There are three bedrooms in total, one of which having an en suite shower room. The other two bedrooms are served by a family bathroom having a separate walk-in shower.

Outside to the front is a lawned garden and a driveway leading to the car port and to the side of the property. There is a good sized side garden, and the rear garden which is mainly laid to lawn with well stocked borders enjoys wonderful views over the open countryside.

The car port gives access to the single garage with a door and window to the rear.

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 on Chester Road, passing through the Broken Cross traffic lights, continuing into Chelford Road, turn right into Church Lane then the next right into Henbury Rise. Turn left into Hightree Drive and then right into Williams Way where the property can be found at the head of the cul de sac. POSTCODE: SK11 9NR

EPC RATING TBC CHESHIRE EAST BAND E

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

MACCLESFIELD OFFICE

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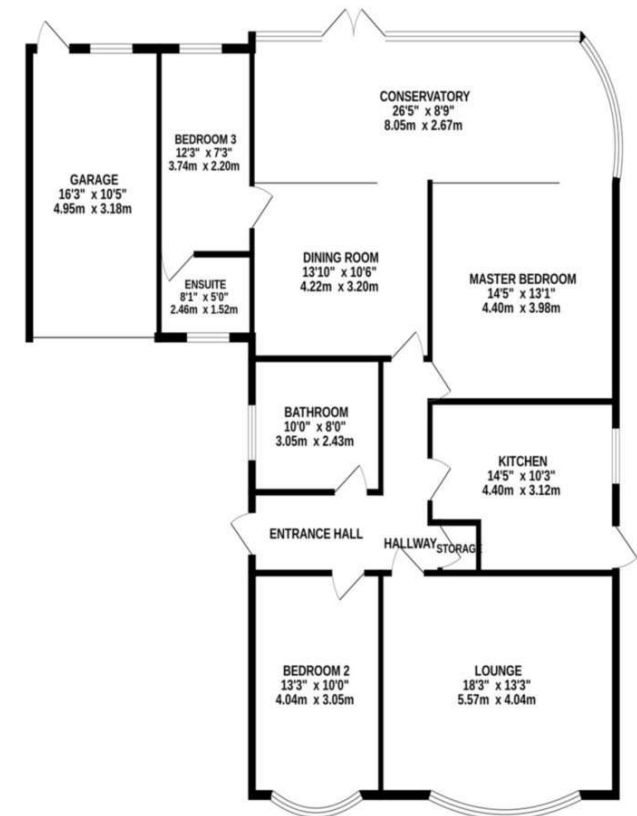
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**GASCOIGNE
HALMAN**

22 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK

GROUND FLOOR
1589 sq.ft. (147.6 sq.m.) approx.



TOTAL FLOOR AREA: 1589 sq.ft. (147.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Blueprints 5/22/20

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