



**GASCOIGNE
HALMAN**

HIGHTREE DRIVE, HENBURY

THE AREAS LEADING ESTATE AGENT

| £400,000

A well proportioned two double bedroom detached bungalow with two reception rooms, conservatory and boasting a corner plot in a very sought after location in Henbury.

An extremely well proportioned two double bedroom two reception room detached bungalow offering well presented accommodation set in a lovely corner plot in an extremely sought after area in Henbury.

The accommodation comprises of an entrance hall with a cloakroom/WC, a further cloakroom with hanging space and storage, a boiler cupboard housing the water cylinder and loft access.

The main lounge is of a great proportion with a stone built fireplace housing an electric fire, full length windows to the front. The kitchen is attractively fitted in a matching range of maple fronted units with granite work surfaces and a Bosch oven and grill, Bosch electric hob with extractor hood over. There is an integrated Hotpoint dishwasher and fridge. There is a window and door to the side aspect.

The dining room is positioned at the rear of the house with patio doors giving access into the conservatory which in turn has doors into the private rear garden.

There are two good sized double bedrooms, the master having a shower cubicle and both having fitted wardrobes. The main bathroom is fitted with a two piece suite with a shower over the bath and a window to the side. The property benefits from gas fired central heating and double glazing.

Outside, the garage has an up and over door to the front and a courtesy door to the rear. There is a separate car port offering

good amounts of parking space and storage.

The bungalow stands in a fantastic corner plot, the main garden being to the rear, laid to lawn with a patio area to the side. There is also a greenhouse and a timber shed and further lawned gardens.

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 right. POSTCODE : SK11 9PD

EPC RATING TBC CHESHIRE EAST BAND E

IT IS OUR UNDERSTANDING THAT THE PROPERTY IS NOT REGISTERED AT THE LAND REGISTRY WHICH IS THE CASE WITH A SIGNIFICANT PROPORTION OF LAND ACROSS ENGLAND AND WALES. YOUR CONVEYANCER WILL TAKE THE NECESSARY STEPS AND ADVISE YOU ACCORDINGLY.

MACCLESFIELD OFFICE

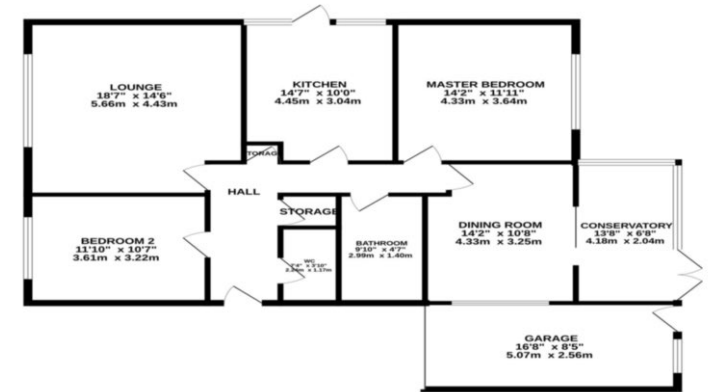
01625 511367

macclesfield@gascoignehalman.co.uk

80 - 82 Waters Green, Macclesfield, SK11 6LH

**GASCOIGNE
HALMAN**

GROUND FLOOR
1219 sq.ft. (113.3 sq.m.) approx.



TOTAL FLOOR AREA: 1219 sq.ft. (113.3 sq.m.) approx.
Measurements are approximate. See to scale. Dimensions are not to scale.
Note: Not to scale.

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.