





26, Henbury Rise, Macclesfield, Cheshire SK11 9NW

Henbury remains as popular as ever for it provides all the benefits of a village location, including a strong sense of community, making this the ideal setting for this four bedroom detached home.

The property is in good order throughout, having benefited from many improvements over the past few years, however, there is still plenty of scope for further development in the future.

With the benefits of both gas-fired central heating and uPVC double glazing, the accommodation in brief comprises an entrance hall, shower room/ W.C., lounge, extended dining room, dining kitchen, and utility room on the ground floor whilst to the first floor there are four bedrooms and a bathroom. The property benefits from Fibre To The Property (FTTP) high speed broadband.

The property is set behind a large drive, which provides ample off road parking and it is also partially covered with a carport, a lawn garden with flower beds and a single garage. To the rear of the property there is a large lawned garden which looks onto the open farmland and beyond and must be considered a fabulous feature of this family home.

The village of Henbury is well placed within a short drive of Broken Cross and a range of local amenities. It is also in easy reach of Macclesfield, Prestbury and Alderley Edge.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along the Chester Road. Proceed across the traffic lights at Broken Cross into Chelford Road. At Henbury Church bear right into Church Lane. Henbury Rise is the first turning on the right and the property can be found on the right hand side

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Vestibule

uPVC glazed front door with five adjoining glass panels. uPVC double glazed window. Double radiator.

Shower Room

A Quadrant shower cubicle with thermosatic shower. Low suite W.C. Vanity wash hand basin with storage unit below. Extractor fan. uPVC double glazed window. Partially tiled walls. Tiled floor.

Lounge

18'00 x 11'07

Living flame gas fire set within an attractive marble fireplace with wooden surround and mantle. Ceiling cornice. uPVC double glazed window to front elevation. Double panelled radiators.

Dining Room

22'07 x 9'06

Ceiling cornice. Three wall light points. uPVC double glazed window and patio doors to rear garden. Double panelled radiators.

Kitchen/Diner

16'04 x 12'6 reducing to 7'10

Single drainer one and a half bowl composite sink unit with mixer tap and base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Plumbing for dishwasher. Built-in four ring Bosch gas hob with extractor hood over. Built-in double oven. Tiled floor. Partially tiled walls. Large uPVC double glazed windows to rear elevation.

Utility Room

23'04 x 5'04

A Vaillant gas central heating and domestic hot water combination boiler. Plumbing for washing machine. Single drainer stainless steel sink unit with mixer tap and base units below. An additional range of matching base and eye level units with contrasting work surfaces. Partially tiled walls. Side access to garage. uPVC double glazed doors to both front and rear providing access to driveway and rear garden. Double radiator

First Floor

Landing

Loft access with integral ladder to partially boarded loft with light.

Bedroom One

14'11 x 11'08

A range of built-in bedroom furniture with matching dressing table and nest of drawers. uPVC double glazed window. Double panelled radiator.

Bedroom Two

11'06 x 11'00

A range of built-in bedroom furniture with matching dressing table and nest of drawers. uPVC double glazed window. Radiator.

Bedroom Three

12'00 x 7'11

A range of built-in bedroom furniture with two double wardrobes, nest of drawers and dressing table with storage units over. uPVC double glazed window. Single panelled radiator.

Bedroom Four

9'08 x 9'02

Built-in wardrobes. uPVC double glazed window. Radiator.

Bathroom

A modern four piece suite comprising a Whirlpool bath with mixer taps. Separate Quadrant shower cubicle with thermostatic shower. Vanity wash hand basin with units below. Low suite W.C. Partially tiled walls. Vertical chrome heated towel rail. uPVC double glazed window. Tiled floor.

Outside**Garage**

16'07 x 7'10

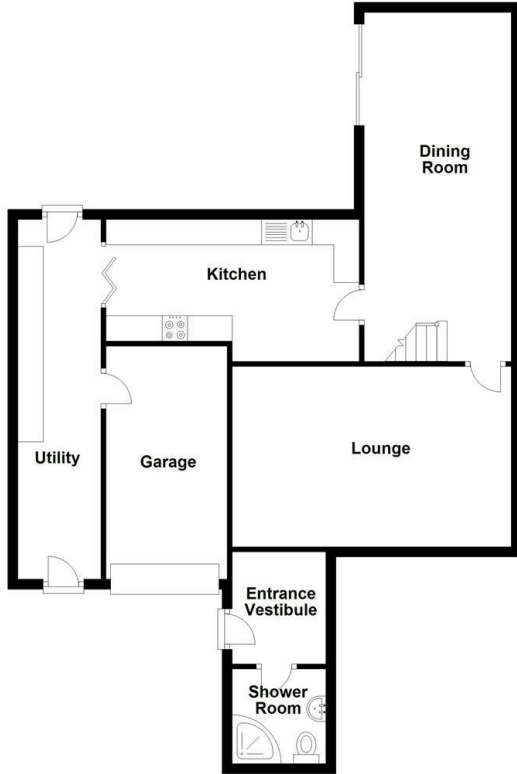
An electric roller up and over door. Power and light. Meters.

Gardens

To the front of the property there is a neat lawn and Tarmacadam driveway, which is partially covered with a carport - providing off-road parking for two to three vehicles and access to the garage. To the rear of the property there is a fully enclosed garden which lies within fenced borders and incorporates a brick built patio and a neat lawn with an array of mature trees and shrubs all of which is further enhanced by lovely views over open fields beyond.

£450,000

Ground Floor



First Floor

