



9 Henbury Rise, Henbury, Macclesfield, SK11 9NW

A most impressive five bedroom family home set within beautiful gardens and situated in the much sought-after village of Henbury, just a short drive from the centre of Macclesfield, yet surrounded by lovely Cheshire countryside. This particular property has been in the same family for many years and provides generous accommodation with a family friendly layout. In brief the property comprises; porch, entrance hallway, downstairs WC, sitting room, living room, dining room, breakfast kitchen and utility room. To the first floor is a spacious landing with access to five excellent size bedrooms (en-suite to master bedroom) and family bathroom. Externally, the house is set back behind a driveway with ample off road parking for several vehicle and leading to the integral garage. The well established gardens surrounding the property consist of lawn areas and patio terraces with various shrubs and hedging to the borders with mature trees beyond.

£660,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Directions

From Macclesfield town centre head west on the A537 Chester Road and continue through Broken Cross where the road becomes Chelford Road. After passing the Cock Inn on the left, turn right onto Church Lane and then first right onto Henbury Rise.

Porch

Window to the side aspect. Door to reception hallway.

Reception Hallway

Stairs to first floor landing. Ceiling coving. Recessed ceiling spotlights. Radiator.

Downstairs Shower Room

Fitted with a walk in shower, low level WC and pedestal wash hand basin. Window to the front aspect. Radiator.

Sitting Room

19'7 x 8'5

Good size reception room with arch window to the side and window to the front aspect. Ceiling coving. Recessed ceiling spotlights. Radiator.

Living Room

17'0 x 14'0

Spacious living room featuring a coal effect living flame fire and stone surround. Two arch windows to the side and window to the front aspect. Sliding doors to the dining room.

Dining Room

14'0 x 12'0

With ample space for a table and chairs. Radiator. Sliding patio doors to the garden.

Breakfast Kitchen

17'7 x 10'0

Fitted with a range of wall mounted and base units with work surfaces over and tiled splash backs. Inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap and drainer. Neff four ring gas hob with Neff extractor hood above. Built in Neff double oven. Radiator. Integrated dishwasher and fridge/freezer with matching cupboard fronts. Tiled floor. Recessed ceiling spotlights. Ceiling coving. Radiator. Window to the rear aspect. Door to the utility room.

Inner Hallway.

Tiled floor. Door to the rear aspect giving access to the garden.

Utility Room

Stainless steel sink unit. Ample space for additional appliances. Wall mounted boiler. Two windows to the rear aspect and door giving access to the double garage.

Stairs To First Floor Landing

Galleried landing with airing cupboard housing the hot water tank. Access to the loft space. Ceiling coving. Recessed ceiling spotlights. Window to the front aspect.

Bedroom One

13'10 x 12'5

Double bedroom with window to the front aspect. Fitted with a range of wardrobes and over bed storage. Radiator.

En-Suite Shower Room

Fitted with a walk in shower cubicle, low level push button WC and vanity wash hand basin. Tiled floor and walls. Recessed ceiling spotlights. Chrome ladder style radiator.

Bedroom Two

21'0 x 20'8

Deceptive and versatile room currently used as a hobby room. Two windows to the front and two the rear aspects. Access to the loft space. Recessed ceiling spotlights. Radiator.

Bedroom Three

13'8 x 10'0

Double bedroom fitted with a wardrobe. Ceiling coving. Window to the rear aspect. Radiator.

Bedroom Four

12'5 x 10'0

Double bedroom with window to the rear aspect. Radiator.

Bedroom Five

10'7 x 8'4

Good size bedroom with window to the front aspect. Radiator.

Family Bathroom

Fitted with a panelled bath with shower over and screen to the side, low level WC and pedestal wash hand basin. Tiled walls. Radiator. Radiator. Windows to the rear aspect.

Outside

Driveway & Front Garden

To the front is a driveway providing off road parking for several vehicles with an attractive front lawn and hedging to the perimeter. Gate to the side allowing access to the side and rear garden.

Integral Double Garage

20'10 x 15'8 max

Sliding garage doors. Power and lighting. Courtesy door to the utility room.

Private Westerly Facing Garden

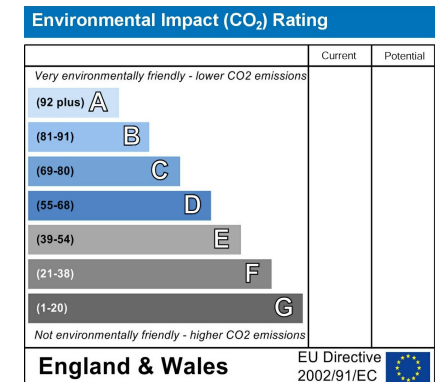
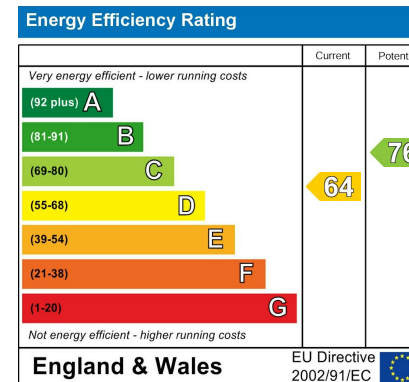
The well established gardens surrounding the property consist of lawn areas and patio terraces with various shrubs and hedging to the borders. A secluded lawned area to the side with access to the front.

Tenure

The vendor has advised us that the property is Freehold.

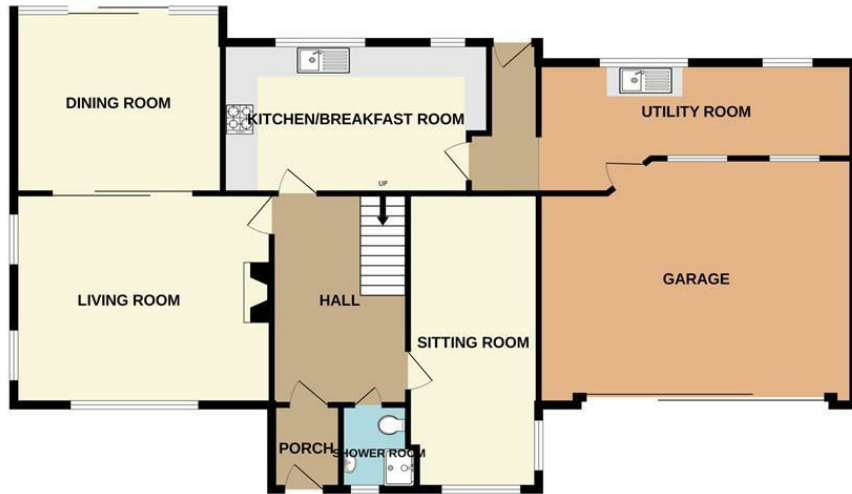
The vendor has also advised us that the property is council tax band G.

We would recommend any perspective buyer to confirm these details with their legal representative.





GROUND FLOOR
1413 sq.ft. (131.2 sq.m.) approx.



1ST FLOOR
1301 sq.ft. (120.8 sq.m.) approx.



TOTAL FLOOR AREA : 2713 sq.ft. (252.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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