



Jordan fishwick

BEECH COTTAGE 5 CHURCH LANE HENBURY MACCLESFIELD

£500,000

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****NO ONWARD CHAIN**** Located on one of Macclesfield's sought after roads given its abundance of established individual properties, situated in the much sought-after village of Henbury, just a short drive from the centre of Macclesfield, yet surrounded by lovely Cheshire countryside. The property is set back from the road behind a driveway, with a Southerly facing garden sweeping around the property and with some cosmetic improvements will provide an excellent home for a growing family. In brief the property comprises; porch, entrance hall, living room, conservatory, dining kitchen, sitting room and utility room. Stairs to the first floor main landing. An inner hallway off the utility allows access to a second staircase leading to the first floor. To the first floor are four well proportioned bedrooms (Master with access to a dressing area and en-suite) and family bathroom. An inner hallway off the dressing area allows access to the second floor which offers a fifth bedroom and bathroom. A driveway to the front provides off road parking with a lawn to the side. The well established gardens surrounding the property consist of lawn areas and decked patio with various shrubs and hedging to the borders with far reaching views over fields and mature trees beyond.

Directions

Proceed out of Macclesfield along Chester Road (passing the fire station on the left hand side) to the roundabout at Broken Cross, carry straight over onto Chelford Road. Continue down Chelford Road passing the Cock Inn on the left hand side and then turn right into Church Lane. Continue down Church Lane and after a short drive the property will be found on the left hand side.

Porch

Tiled floor. Double glazed door to the hallway.

Entrance Hallway

Stairs to first floor main landing. Under stairs storage cupboard.

Downstairs WC

Fitted with a low level WC and vanity wash hand basin. Double glazed window to the front aspect. Chrome ladder style radiator.

Living Room

23'0 x 12'5 max
Good size reception room with a double glazed window to the front aspect and two double glazed windows to the side. Coal effect living flame fire and stone surround. Two radiators. Sliding patio doors to the conservatory.

Conservatory

12'0 x 7'5
Double glazed windows and French doors opening to the garden.

Dining Kitchen

24'10 x 10'2
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 sink unit with mixer tap and drainer. Space for a range cooker. Integrated dishwasher and fridge with matching cupboard fronts. Radiator. Double glazed window and sliding patio doors top the garden.

Sitting Room

14'0 x 9'8
Versatile reception room with double glazed window to the front aspect.

Utility Room

10'0 x 6'0
Floor and wall units with space for a washing machine, tumble dryer and fridge freezer. One and a quarter bowl sink unit with mixer tap and drainer. Double glazed window to the rear aspect.

Inner Hallway Off The Utility

Stairs to the first floor. Door to the side aspect.

Stairs To The First Floor

Stairs to second floor. Double glazed window to the side aspect.

Master Bedroom

16'4 x 10'2
Spacious bedroom with two double glazed windows to the rear aspects. Two radiators.

Dressing Area

7'0 x 7'0

En-Suite

Fitted with a shower cubicle, push button low level WC and pedestal wash hand basin. Double glazed window to the front aspect. Chrome ladder style radiator.

Inner Hall To Main Landing

Skylight window. Radiator.

Bedroom Two

14'2 x 11'2
Double bedroom fitted with a range of fitted wardrobes, over bed storage and additional wardrobe. Double glazed window to the rear aspect. Radiator.

Bedroom Three

12'0 x 10'3
Double bedroom with double glazed window to the rear aspect. Built in wardrobe. Radiator.

Bedroom Four

12'3 x 8'5
Double bedroom with double glazed window to the front aspect. Built in wardrobe. Radiator.

Bathroom

Fitted with a tiled panelled bath, separate shower cubicle, push button low level WC and pedestal wash hand basin. Tiled walls and floor. Chrome ladder style radiator. Double glazed window to the front aspect.

Stairs To Second Floor

Double glazed window to the side aspect.

Bedroom Five

11'7 x 9'0
Double bedroom with double glazed window to the rear aspect. Built in storage to the eaves. Radiator.

Bathroom

Fitted with a panelled bath with shower fittings over, low level WC and pedestal wash hand basin. Skylight window. Storage to the eaves. Radiator.

Outside

Driveway

To the front is a gravel driveway providing off road parking with a front lawn and hedging to the perimeter.

Southerly Facing Garden

The well established gardens surrounding the property consist of lawn areas and decked patio with various shrubs and hedging to the borders. Far reaching views over fields and mature trees beyond.

Tenure

The vendor has advised that the property is Freehold

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

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



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	