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WEST VIEW ANDERTONS LANE HENBURY MACCLESFIELD

£1,100,000



## WEST VIEW ANDERTONS LANE HENBURY MACCLESFIELD SK11 9PB

An exciting opportunity to acquire a charming detached dormer bungalow located in a semi-rural setting in a highly desirable village of Henbury just on the outskirts of Macclesfield, enjoying close proximity to the countryside, excellent schools and bus service. West View is set back from the road behind a large driveway and lawned garden with fabulous views across adjoining Cheshire countryside. Having been remodelled over recent years, the present owner has given careful consideration to its detail as to provide a perfect balance for the new owners. In brief the property comprises; reception hallway, formal living room open plan family/dining kitchen, utility and downstairs WC. An inner hallway allows access to the spacious master bedroom and en-suite. There is also three further double bedrooms to the ground floor and a family bathroom. The first floor landing opens to a sitting area with access to two double bedrooms both with dressing rooms. Externally the property is set behind double gates with a driveway offering ample off road parking for several vehicles and leads to the double garage. This mature garden offers several seating areas ideal for entertaining family and guests or to just simply relax and enjoy overlooking a lawned garden with views across fields and the surrounding countryside. Viewings are essential to appreciate this beautiful home.

### 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 onto Church Lane. Continue down Church Lane passing the Church on the left hand side and continue for a short distance where the road turns into Andertons Lane and the property will be found on the right hand side.

### Entrance Hallway

Stairs leading to the first floor landing. Wood laminate flooring. Built in cloaks cupboard. Two radiators.

### Living Room

16'6" x 14'0"  
Elegantly presented living room decorated in neutral colours and featuring a log burning stove with stone hearth. Double glazed bay window to the front aspect. Ceiling coving, Radiator.

### Family/Dining Kitchen

3'10" max 2'60" max

### Dining Kitchen

20'0" x 15'0" max  
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Integrated dishwasher with matching cupboard front. Space for a range cooker with extractor hood over and fridge/freezer. The feature island unit with matching work surface incorporates a breakfast bar with stool recess. Ample space for a dining table and chairs. Tiled floor. Recessed ceiling spotlights. Radiator.

### Family Area

26'0" x 15'3"  
A real "Wow factor" is the open plan family area featuring a "Lantern" style canopy roof window coupled with the bi-folding doors opening to the rear garden. Tiled floor. Recessed ceiling spotlights. Two radiators.

### Utility

8'0" x 4'7"  
Space for a washing machine and tumble dryer. Tiled floor. Composite door to the side aspect.

### Downstairs WC

Push button low level WC and vanity wash hand basin. Chrome ladder style radiator. Tiled floor. Double glazed window to the side aspect.

### Master Bedroom

23'0" x 16'8" max  
Spacious double bedroom with ample space for a king size bed and fitted with a range of wardrobes and cupboards. Double glazed French doors to the garden and views across open countryside. Two double glazed windows to the front aspect. Three radiators.

### En-Suite Shower Room

Fitted with a shower cubicle, push button low level WC and vanity wash hand basin. Chrome ladder style radiator. Double glazed window to the rear aspect. Recessed ceiling spotlights.

### Bedroom Two

12'0" x 12'0"  
Double bedroom with double glazed window to the front aspect. Radiator.

### Bedroom Three

12'0" x 11'0"  
Double bedroom with double glaze window to the front aspect. Radiator.

### Bedroom Four /Study

11'0" x 7'8"  
Well proportioned bedroom with double glazed window to the rear aspect. Radiator.

### Family Bathroom

Fitted with a white suite comprising; tiled panelled bath with shower off the taps, separate shower, push button low level WC with concealed cistern and wash hand basin. Recessed ceiling spotlights. Tiled floor and walls. Chrome ladder style radiator. Double glazed window to the rear aspect.

### Stairs To The First Floor

**Landing/Sitting Area**  
19'0" x 15'0" max with some restricted head height  
Spacious landing/sitting area. Two Velux windows. Storage to the eaves. Restricted head height.

### Bedroom Five

18'0" x 15'0" with some restricted head height  
Double bedroom with double glazed window to the rear aspect with far reaching views over open countryside. Recessed ceiling spotlights. Radiator. Restricted head height.

### Dressing Area

11'0" x 10'0"  
Restricted head height. Velux window.

### Bedroom Six

17'0" x 15'0" with some restricted head height  
Double bedroom with double glazed window to the rear aspect with views over mature trees. Recessed ceiling spotlights. Radiator. Restricted head height.

### Dressing Area

15'0" x 10'0"  
Restricted head height. Velux window.

### Outside

#### Driveway

The property is set back behind double gates with a driveway offering ample off road parking leading to the double garage.

#### Double Garage

19'0" x 17'0"  
The integral double garage is fitted with an electric roller door. Power and lighting.

#### Garden

This mature garden offers several seating areas ideal for entertaining family and guests or to just simply relax and enjoy overlooking a lawned garden with views across fields and the surrounding countryside.

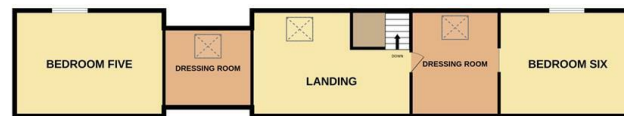
#### Tenure

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 prospective buyer to confirm these details with their legal representative.



GROUND FLOOR

1ST FLOOR



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		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	