



7 Henbury Place, Henbury
Macclesfield

£675,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



7 Henbury Place

Henbury, Macclesfield

- A Spacious Four Bedroom Two Bathroom Property
- Built To Incredibly High Standards By PH Property Holdings
- Fabulous Development Of Only Nine Properties
- Lovely Tucked Away Position With South West Facing Gardens Enjoying Open Fields
- Large Open Plan Family Room/Dining Kitchen

Situated in a small select development built by the award winning PH Property Holdings. This particular house occupies a lovely corner position, with a south west facing garden of which adjoins open fields. This house offers the best of both worlds, being in the countryside yet feeling safe in a small development and being close to Macclesfield, Alderley Edge and Gawsworth.



Presented to extremely high standards the moment you walk into the property you get a feeling of space with the fabulous sized entrance hall, stairs to the first floor with a large window to the side aspect, there is an under stairs storage cupboard, beautifully fitted WC with Roca fittings. The main lounge, with plantation shutters to the front, sandstone fireplace housing a living flame gas fire. A lovely proportioned room with views to the front. Across the rear of the property is a large open plan family room and dining/kitchen, fitted in a quality range of units, Neff integrated appliances, ample room for a large kitchen table and comfy seating and a window and bi-folding doors giving access onto the garden, just off the kitchen there is a useful utility room.



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On the first floor you are greeted with a large landing, with an airing cupboard and access to the four bedrooms, there are three doubles and a generous single, the master bedroom being a wonderful size and having views over the fields and a beautifully fitted en suite shower room. The family bathroom again has been fitted to same high quality.

The garage is of a good size with electric door to the front, courtesy door to the side.

A block paved driveway is at the front providing parking for several vehicles. To the rear the South West facing garden enjoys views over the adjoining fields.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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