

9 HENBURY PLACE

HENBURY



Andrew J Nowell
& Company

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9 HENBURY PLACE, HENBURY, SK10 4HE

An attractive semi-detached bespoke family house recently constructed by Messrs PH Property Holdings in a charming semi-rural location with large secluded rear garden and open outlook.

- Reception hall
- Good sized secluded gardens
- Cloakroom with wc
- Separate garage
- Living room
- Private parking
- Living dining kitchen
- Utility room
- 4 Bedrooms
- 2 bathrooms (1 en-suite)



Henbury Place is an exclusive development of 9 semi-detached and mews properties constructed by PH Property Holdings. Andertons Lane is a delightful quiet semi-rural location with an open outlook within easy access of the village of Henbury. Henbury has the period church, local public house and wonderful walks across the surrounding countryside. Alderley Edge village is within 5 minutes drive. Alderley village offers a good range of shopping including the Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and The Edge is a well-known beauty spot of historical importance with excellent walks. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.





The property has recently been constructed by Messrs PH Property Holdings occupying a highly desirable and sought after semi-rural location. Features include on the ground floor the reception hallway with cloakroom with wc off, living room with fireplace, impressive living dining kitchen with high quality contemporary units, quartz work surfaces and integrated Neff appliances with bi-folding doors to the rear garden and utility room.

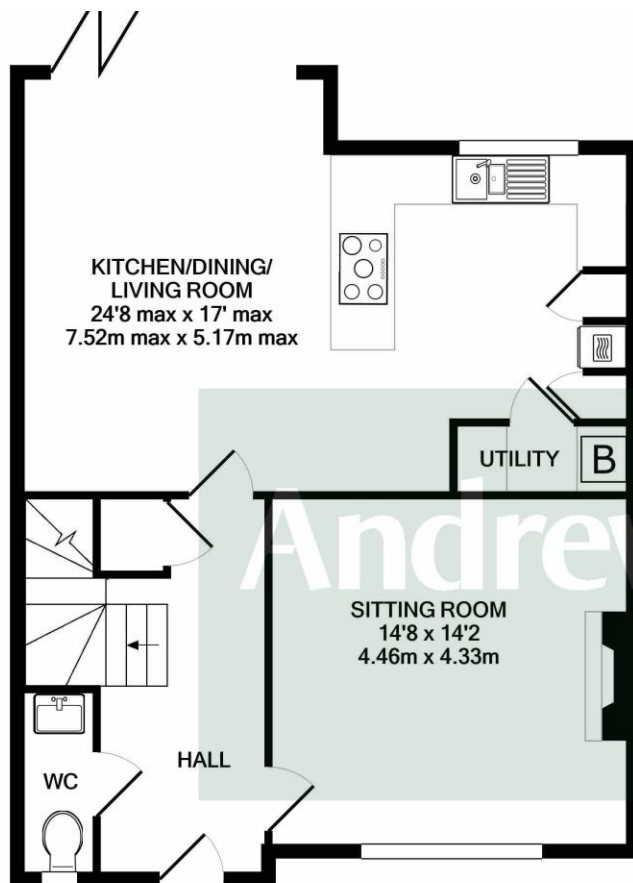
To the first floor there are four bedrooms, two bathrooms (1 en-suite) with high quality Roca sanitary ware and bespoke tiling. The property benefits from a gas heating system and double glazing throughout.

Externally the property has a good sized secluded rear garden and open outlook to the front. There is a separate driveway providing parking facilities and leading to a separate garage.

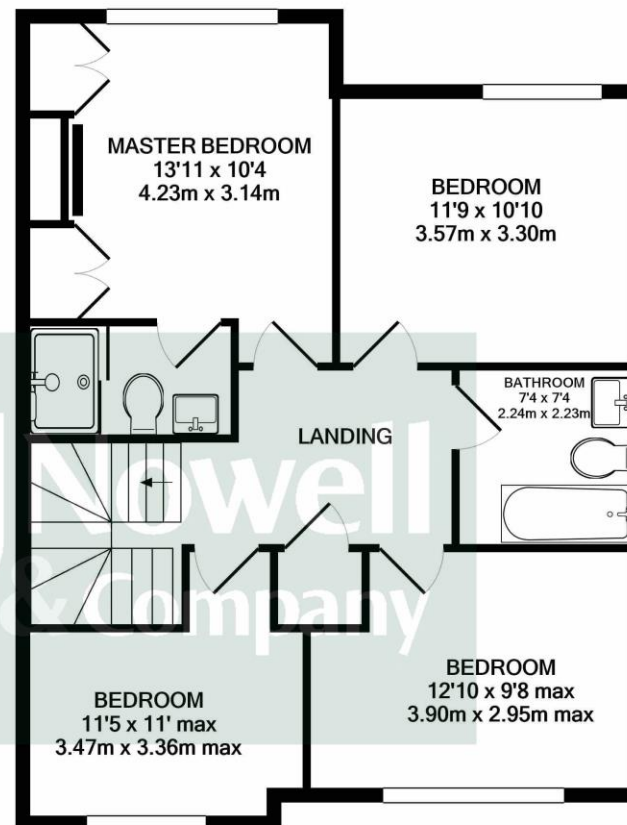
DIRECTIONS – SK10 4HE

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. Turn left into Macclesfield Road (B5087) towards Macclesfield. Continue up Macclesfield Road past the Wizard Inn and after approximately 1.5 miles, where the road bends sharply to the left by the Old Smithy, turn right into Birtles Lane. Take the first turning left into Wrigley Lane. Continue to the bottom of Wrigley Lane, turning left into Whirley Road. After a short distance turn right into Andertons Lane and after approximately 500yds Henbury Place will be found on the right hand side.





GROUND FLOOR
APPROX. FLOOR
AREA 746 SQ.FT.
(69.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 746 SQ.FT.
(69.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1492 SQ.FT. (138.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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