

## 4 Henbury Gardens Appleton, Appleton, WA4 5GH

THREE STOREY MIDDLE TERRACE HOUSE. THREE BEDROOMS. FREEHOLD TITLE. EN SUITE FACILITIES. SEPARATE UTILITY ROOM. SASH WINDOWS. LOW MAINTENANCE GARDEN. SINGLE GARAGE/PARKING. VACANT POSSESSION CONSIDERED. AN ABSOLUTE 'MUST SEE'.

Welcome to this lovely Three Bedroom, Three Storey Middle Terrace House with Freehold Title, located in Appleton, Warrington. This property is immaculately presented throughout and a credit to the current owners, Vacant Possession will be considered. The property has Sash Windows throughout and is laid out as follows, Entrance Hallway to Staircase, Dining Room with open archway to the Kitchen with integral Bosch appliances, Sitting Area with double opening doors to the rear Garden, Separate Utility Room, Ground Floor W.C., Landing One, lovely Bay Fronted Family Lounge, Bedroom 3 and Family Bathroom, Landing Two, Bedroom 2, Master Bedroom with En Suite.

Outside to the front is an attractive small terrace, the rear Garden is low maintenance with the rear gate leading to the Single Garage and Parking Area, there is a yearly service charge for the parking area of £68.82.

Please call the office for further information and accompanied viewing arrangements.

£365,000

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- LOW MAINTENANCE GARDEN
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- SASH WINDOW
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## ENTRANCE HALLWAY

## DINING ROOM

11'2" x 8'8" (3.42 x 2.65)

## KITCHEN AND SITTING AREA

15'10 x 8'9 (4.83m x 2.67m )

## UTILITY ROOM

5'1" x 5'0" (1.57 x 1.53)

## GROUND FLOOR W.C.

5'1" x 2'6" (1.57 x 0.78)

## LANDING ONE

## FAMILY LOUNGE

14'8" x 11'3" (4.49 x 3.45)

## BEDROOM THREE

12'7" x 8'3" (3.86 x 2.53)

## FAMILY BATHROOM

## LANDING TWO

## MASTER BEDROOM

12'8" x 10'4" (3.88 x 3.17)

## EN SUITE

6'5" x 5'8" (1.97 x 1.74)

## BEDROOM TWO

12'8" x 8'5" (3.88 x 2.57)

## GARDEN

## REAR ELEVATION

## FRONT TERRACE



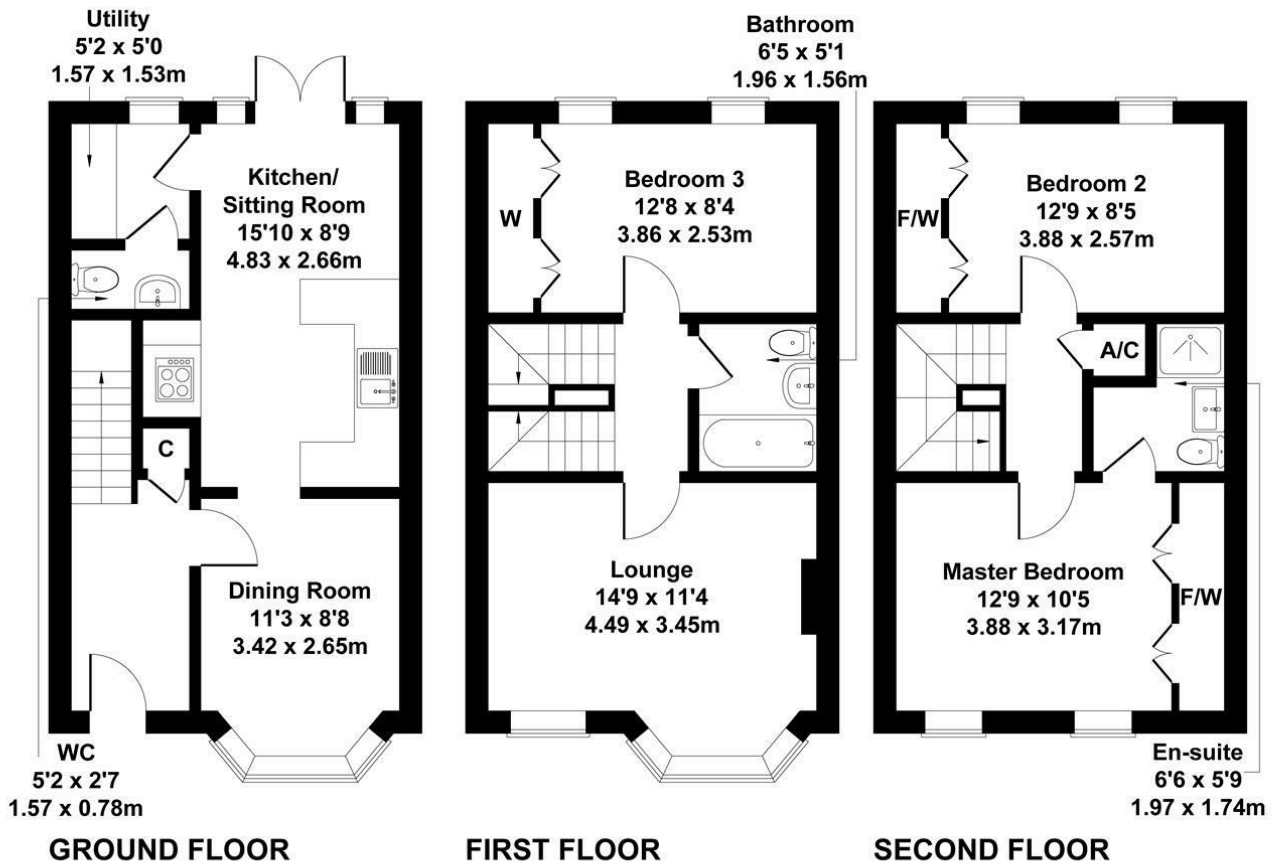
[Directions](#)



# Floor Plan

## 4 Henbury Gardens, Appleton, Warrington, Cheshire, WA4 5GH

Approximate Gross Internal Area  
1119 sq ft - 104 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	74	
(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	