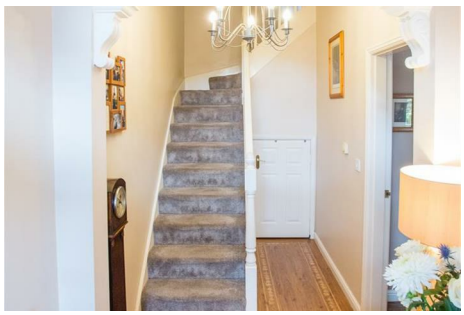
LET n SELL









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

4 Henbury Gardens

Appleton, Appleton, WA4 5GH

3 2 2 C

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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













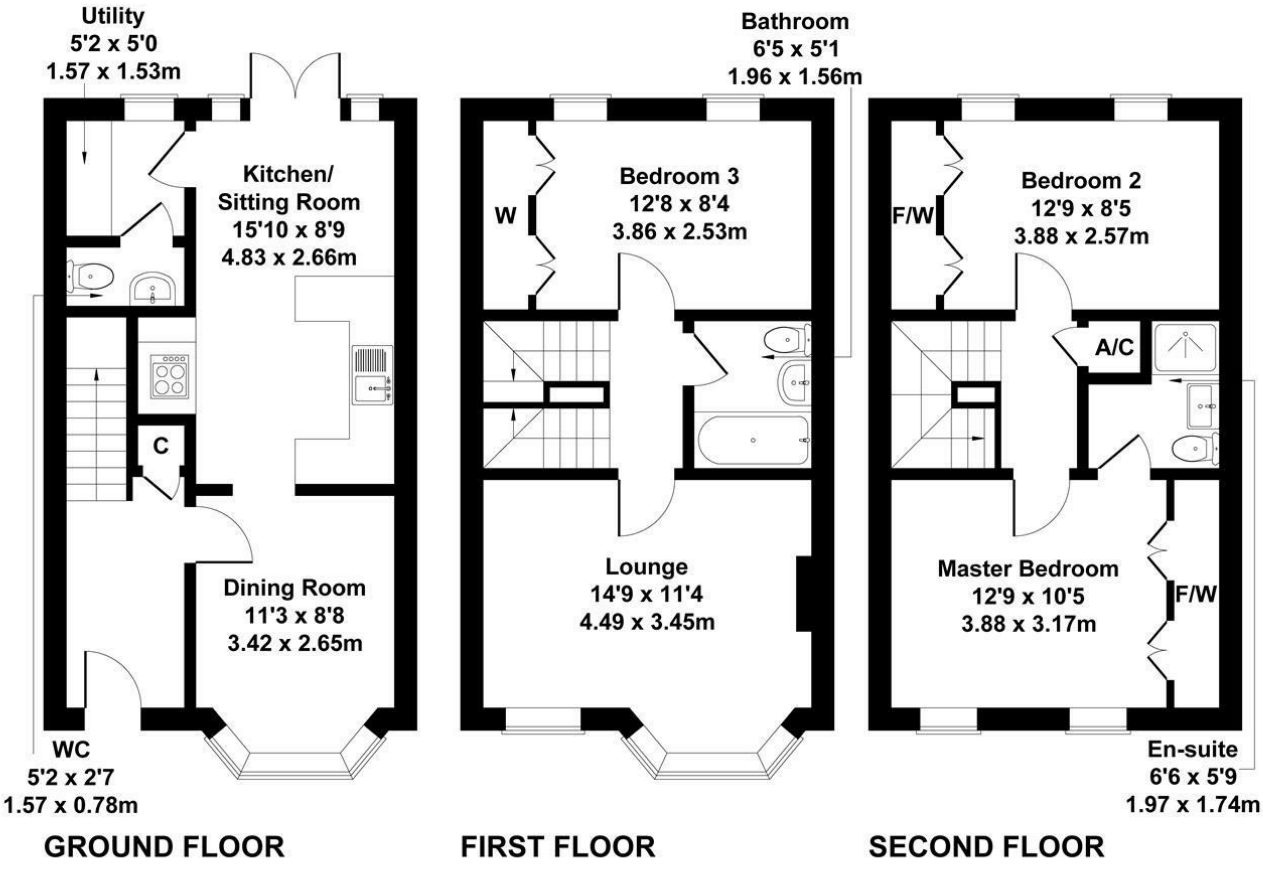

LOST SOCKS


ABBEY ROAD NW8

Floor Plan

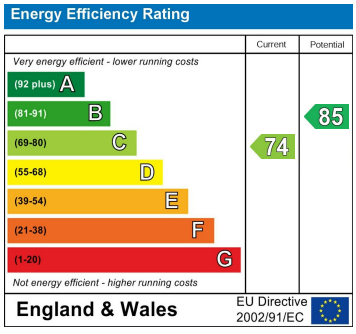
4 Henbury Gardens, Appleton, Warrington, Cheshire, WA4 5GH

Approximate Gross Internal Area
1119 sq ft - 104 sq m



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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