



## Henderson Close, Great Sankey

## £350,000 Leasehold

Don't miss out on this remarkable opportunity to secure a loving family home with incredible potential. With its enviable location, spacious layout, and the freedom to infuse your own personal touch, this property promises to be a rewarding investment for the fortunate new owner. Contact us today to arrange a viewing and begin your journey toward creating cherished memories in this truly exceptional home.

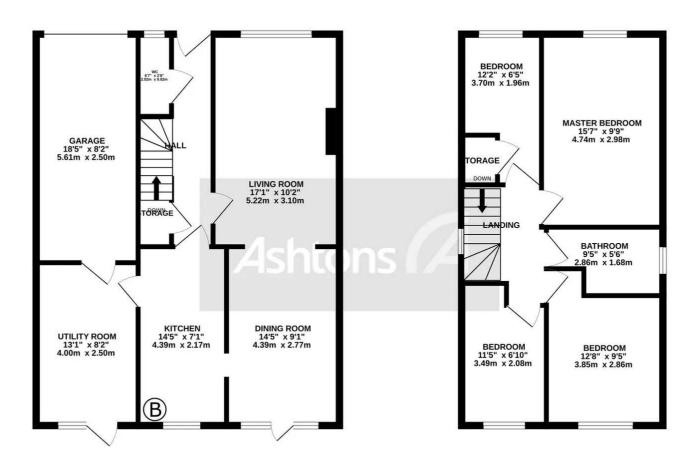


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GROUND FLOOR 766 sq.ft. (71.2 sq.m.) approx.

> TOTAL FLOOR AREA: 1277 sq.ft. (118.7 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other lenser 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. Made with Metropix 62023







1ST FLOOR 511 sq.ft. (47.5 sq.m.) approx.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors, Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashtons in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashtons nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lesso(s). 2. Photos, Videos etc: The photographs, property videos and vitual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or any part of the property dees not man of the automation or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been property dealt with and that all information is correct. 4. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.ashtons.net/privacy-policy/