



**6, Henley Court, St. Helens, WA10 3JR**

Asking Price £350,000

*David* **D**  
*Davies* **D** *Collection*

## 6, Henley Court, St. Helens, WA10 3JR

- Tenure: Freehold
- Council Tax Band: C
- EPC: C
- Four Double Bedroom
- Modern Open Plan Kitchen Diner To Rear
- Three Bathrooms
- Landscaped Rear Garden
- Driveway Parking With Garage Access
- Excellent Cul-de-sac Location

Tucked away within a quiet and highly desirable cul-de-sac in Henley Court, St Helens, WA10, this beautifully presented four-bedroom detached residence offers spacious, contemporary living in an enviable residential setting. Perfectly suited to families and professionals alike, the property enjoys a peaceful position while remaining conveniently close to excellent transport links, reputable schools and a wide range of local amenities.

Upon entering, you are welcomed by a bright and inviting hallway that sets the tone for the accommodation throughout. The ground floor features a stylish downstairs WC, a generously proportioned lounge providing an ideal retreat for relaxation, and an impressive open-plan kitchen and dining space forming the true heart of the home. Designed with both everyday family life and entertaining in mind, this space offers modern fittings, ample storage and a seamless layout that encourages sociable living.

To the first floor, the property continues to impress with four well-proportioned double bedrooms, each tastefully decorated and filled with natural light. The principal bedroom benefits from a contemporary en-suite shower room, creating a private and comfortable sanctuary. A modern family bathroom serves the remaining bedrooms, finished with quality fixtures and fittings.

Externally, the home enjoys off-road parking to the front along with access to an integral garage, providing additional storage or practical utility space. The rear garden has been thoughtfully landscaped to create a variety of patio and seating areas, ideal for outdoor dining and entertaining, while still offering space to relax and unwind in a private setting. Convenient side access further enhances practicality.

Offered on a freehold basis, this stylish and spacious home represents an outstanding opportunity to acquire a high-quality property within one of St Helens' most sought-after residential locations.

EPC: C





# Floorplan To Follow



Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

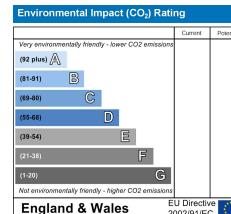
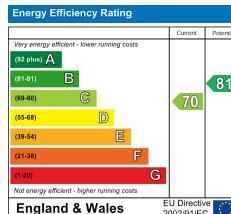
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



A better **mortgage deal**  
made a good deal easier

Talk to our independent mortgage specialists on **01744 885555**  
or visit [allisonsfinancial.com](http://allisonsfinancial.com)

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.



Information on tenant permitted fee's can be accessed via the link below  
[www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

22 Church Road, Rainford, St Helens, WA11 8HE  
T: 01744 885753  
[sales@daviddaviesestateagent.co.uk](mailto:sales@daviddaviesestateagent.co.uk)  
[lettings@daviddaviesestateagent.co.uk](mailto:lettings@daviddaviesestateagent.co.uk)  
[www.daviddaviesestateagent.co.uk](http://www.daviddaviesestateagent.co.uk)

