



**44, Linby Way, St. Helens, WA9 5TJ**

**£220,000**

**David Davies** *D* Collection

# 44, Linby Way, St. Helens, WA9 5TJ

- EPC:C
- Council Tax Band:C
- Leasehold 991 Years Remaining Ground Rent:
- Service Charge Applies
- Semi Detached House
- Three Bedrooms
- En-suite Facility
- Detached Garage
- Great Location

We are delighted to have the opportunity to bring to the market this beautiful three-bedroom home located in a much sought-after area and rarely available position on Linby Way, Waterside Village St Helens.

The property benefits from gas central heating with combi boiler, UPVC double glazing and briefly comprises; entrance hall, lounge area to the right, ground floor cloakroom W/C leading into kitchen with dining area which is a fabulous space incorporating an extensive array of wall and base storage solutions, integrated appliances, and premium solid worktops, with separate utility room.

We then move out through 'French doors' to a relaxing rear garden area which is currently paved with turf laid to lawn. The property benefits from a detached garage.

To the first floor are three good sized bedrooms, with the master benefitting from en suite facility with a three-piece family bathroom.

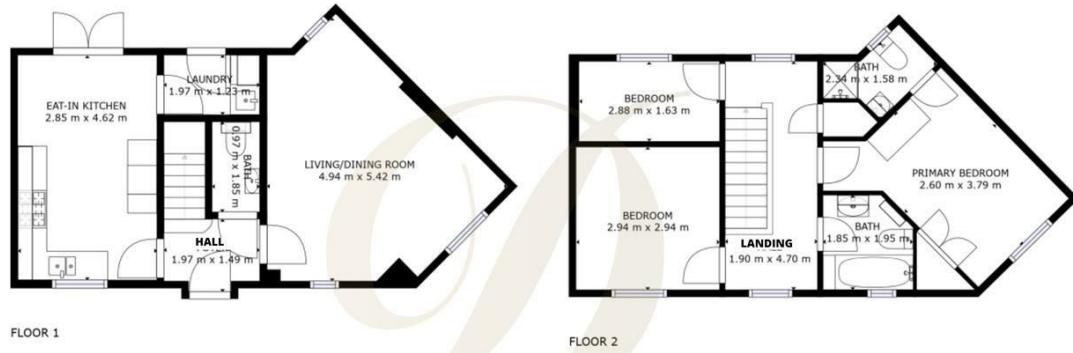
To the front of the property we have secure driveway parking, with garage facility.

The property benefits from being close to local amenities and excellent transport links being ideally situated with links to Liverpool, Manchester and beyond.

EPC: C  
Leasehold 991 Years Remaining Ground Rent: £250.00  
P/A  
Service Charge Applies







FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 42 m<sup>2</sup>, FLOOR 2: 43 m<sup>2</sup>  
TOTAL: 85 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**David  
Davies**

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

*David, Paul, David*

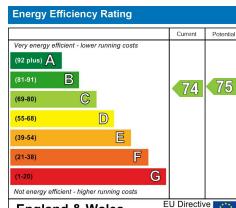
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make 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.



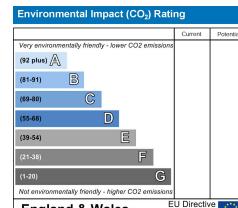
A better **mortgage deal**  
made a good deal easier

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.



**PRS**  
Property Redress Scheme



**THE GUILD  
PROPERTY  
PROFESSIONALS**

**rightmove**

**onTheMarket.com**

**naea**   
PROTECTED

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)