



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

**£220,000**

*David  
Davies* *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.

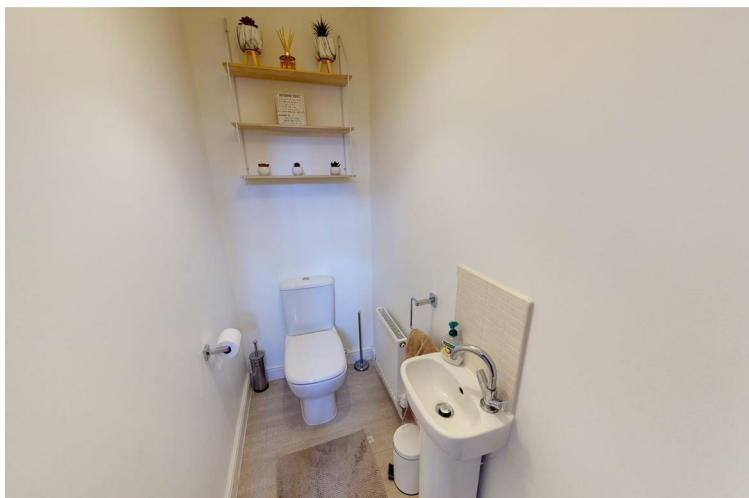
We then move out through 'French doors' to a relaxing rear garden area which is currently paved with turf laid to lawn. The property benefits from a detached garage.

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.

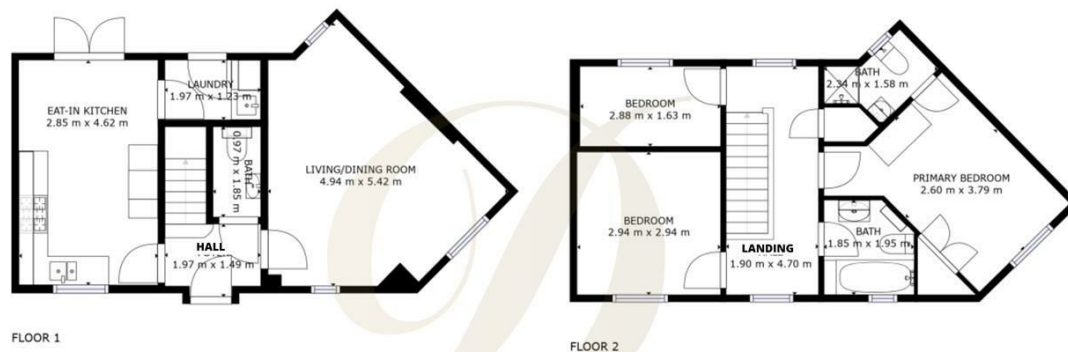
EPC: C  
Leasehold 991 Years Remaining Ground Rent: £250.00 P/A  
Service Charge Applies











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 Davies*

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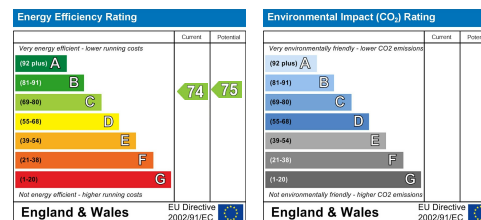
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