

68 Linby Way, WA9

Asking Price £440,000

STAPLETON DERBY

Stapleton Derby are delighted to present this impressive four-bedroom detached family home, enviably positioned on a generous corner plot on Linby Way, St Helens. Built circa 2015 and extending to approximately 1,679 sq ft, the property offers spacious and versatile accommodation, complemented by a modern specification and an attractive open aspect over adjoining fields.

The ground floor comprises a welcoming entrance hallway, downstairs WC, living room, lounge, sun room, impressive open-plan kitchen and dining area, and a separate utility room. To the first floor are four generous double bedrooms and a family bathroom. The principal bedroom is particularly impressive, featuring built-in wardrobes, an en-suite shower room and a striking vaulted ceiling. The second bedroom benefits from Jack and Jill access to the family bathroom, providing an excellent practical arrangement.

Externally, the property occupies a substantial corner plot with a large driveway providing ample off-road parking and access to the linked-detached garage. The generous rear garden provides an excellent space for outdoor entertaining and family enjoyment, while the open aspect to the front adds to the property's appeal.

The home further benefits from an impressive EPC rating of B, solar panels providing valuable energy-saving benefits and an EV charging point, combining modern convenience with improved energy efficiency.

Ideally located for access to local amenities, schools, railway stations and major motorway links, this is a superb family home offering generous accommodation, excellent outdoor space and a range of desirable modern features.










STAPLETON
DERBY

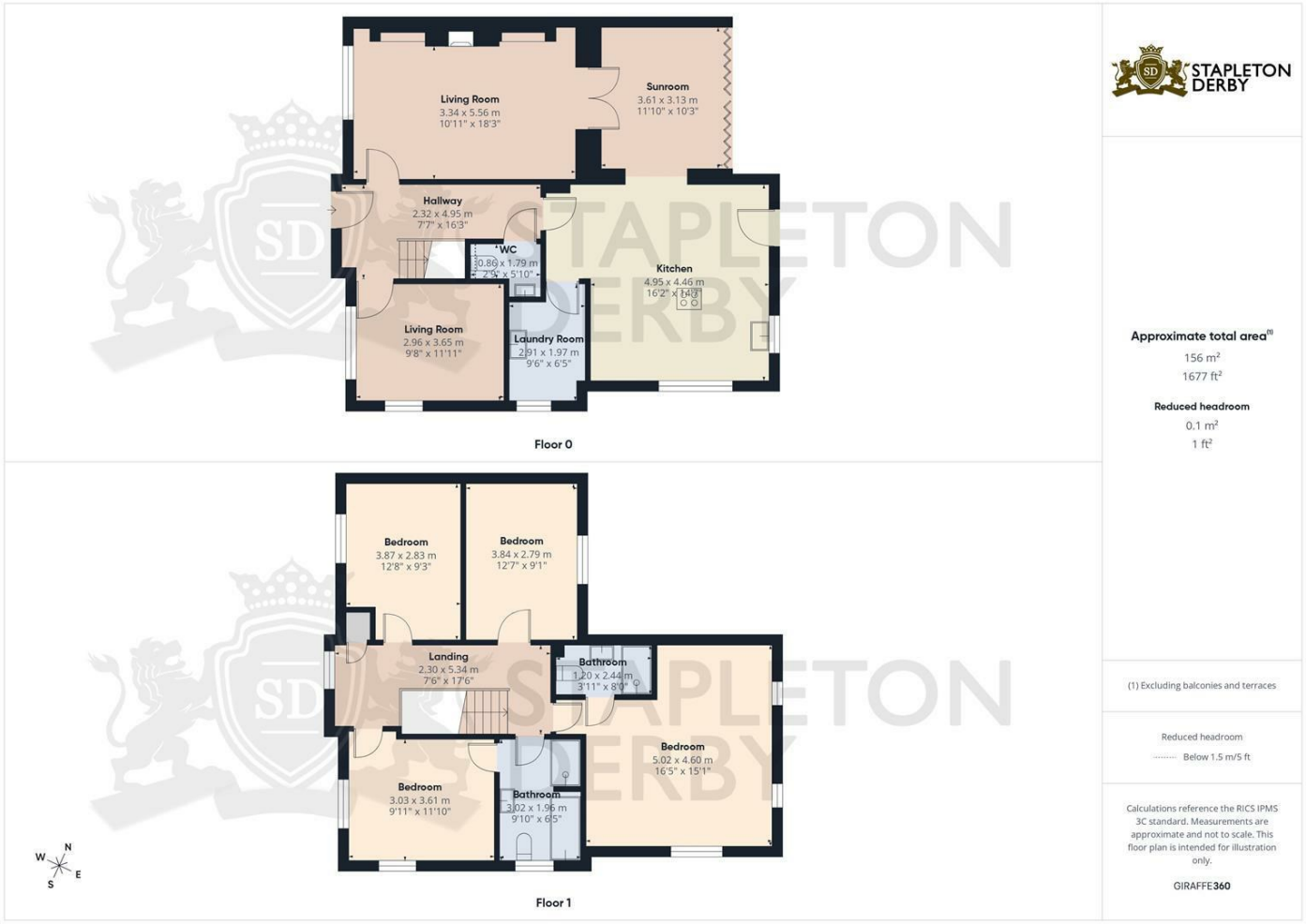

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Approximate total area(1)
156 m²
1677 ft²

Reduced headroom
0.1 m²
1 ft²

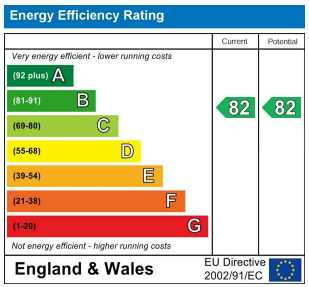
(1) Excluding balconies and terraces

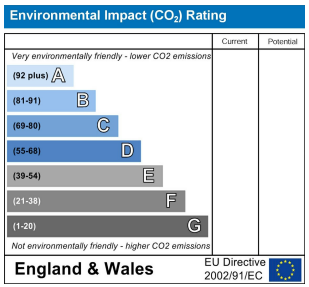
Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.