



68 Linby Way, WA9
Asking Price £440,000



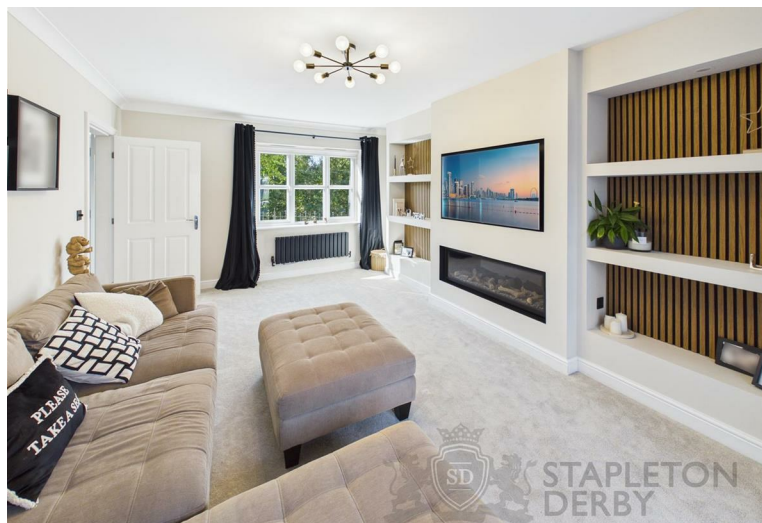
Stapleton Derby are delighted to present this impressive four-bedroom detached family home, enviably positioned on a generous corner plot on Linby Way, St Helens. Built circa 2015 and extending to approximately 1,679 sq ft, the property offers spacious and versatile accommodation, complemented by a modern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



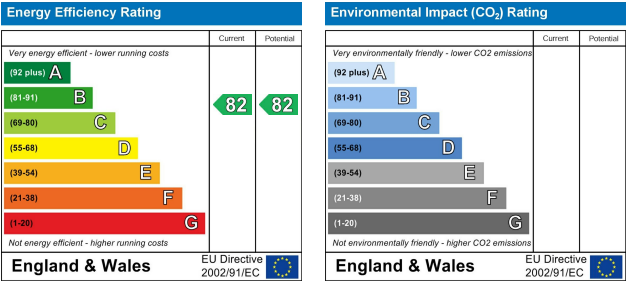






STAPLETON
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