



17 Witton Way, St. Helens, WA11 8JT
Offers Over £270,000

 **STAPLETON
DERBY**

Witton Way is an extended three-bedroom semi-detached home offering fantastic potential and situated in the highly desirable village of Rainford. The location places you within easy reach of excellent local amenities, reputable schools, convenient transport links, motorway networks and nearby train stations, making it an ideal setting for families and commuters alike.

The property opens with a welcoming porch leading into a bright entrance hallway. From here, you are drawn into a spacious living room that flows seamlessly into the dining area, creating a comfortable and versatile open-plan feel. The home has been extended to provide a generous kitchen space, offering ample opportunity for modernisation and personal design. Internal access into the garage adds extra convenience and scope for future development. To the first floor, the property features three well-proportioned bedrooms alongside a family bathroom. The loft is fully boarded, clean and accessible, offering excellent potential for a straightforward dormer extension, subject to the relevant permissions.

Externally, the front of the property provides off-road parking, a lawned garden and direct access to the garage. To the rear, you will find a beautifully maintained garden with patio areas, perfect for outdoor dining, relaxation and family enjoyment.

This is a wonderful opportunity for buyers seeking a home with space, flexibility and the chance to add significant value. For further details or to arrange a viewing, you are strongly advised to get in touch with Stapleton Derby.









Stapleton Derby

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IMPORTANT NOTICE TO PURCHASERS

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	