



Linnet Way, Stannington, S6

Asking Price £400,000

- FREEHOLD
- SOUGHT AFTER EXCLUSIVE DEVELOPMENT
- COMMUNAL PARK AREA
- STYLISHLY PRESENTED THROUGHOUT
- NESTLED WITHIN THE COUNTRYSIDE WITH NUMEROUS WALKS ON HAND
- OFF ROAD PARKING
- THREE DOUBLE BEDROOMED SEMI DETACHED PROPERTY
- POPULAR HIGH STANNINGTON LOCATION
- COUNCIL TAX BAND D - £2273

Linnet Way, Stannington, S6

**** FREEHOLD ** TASTEFULLY PRESENTED THROUGHOUT **** A gorgeous three bedroom semi detached property situated on this exclusive development in high Stannington. Nestled within the countryside, these properties also benefit from a communal park within. This lovely home would be the ideal turn key starter home for young families, first time buyers or down sizers alike. The property benefits from local shops, a library and schools nearby. Close to the Peak District, Bradfield and Dungworth countryside walks, local reservoir trails, and visitor attractions like Our Cow Molly and Bradfield Brewery. The property briefly comprises of; Entrance porch; Kitchen dining room; Lounge with bi fold doors opening to the rear garden; Lounge; Downstairs wc; Stairs rising to the first floor; Three double bedrooms, two of which have built in wardrobe storage; Family bathroom; Off road parking for multiple vehicles; Rear garden;



Council Tax Band: D



ENTRANCE PORCH

This useful porch area is flooded with light and has; A composite entrance door, with Glazed side panel; Double doored storage cupboard; Carpet flooring; Ceiling light point; Central heating radiator; Solid door into the open plan entrance;

KITCHEN DINING ROOM

Upon entering this light open plan lobby area you can see the quality of the property on offer. This lovely space comprises of; A good range of light gloss wall, base and drawer units; Wooden worktops and upstands; Under unit lighting; One and a half sinks and drainer with mixer tap; Integrated four ring gas hob, with extractor hood above; Double oven, one being a combi microwave; Fridge freezer and dishwasher; Large uPVC double glazed window to the front elevation; Recessed ceiling spotlights; Space for a dining table and chairs, with feature light point above; Wood effect laminate flooring; Central heating radiators; Solid double doors to a utility storage area, with ceiling light point, extractor fan, space and plumbing for a washing machine and tumble dryer; Solid door to the downstairs wc; Open access leading through into the lounge;

LOUNGE

A beautiful stylish space with; Bifold doors opening out to the rear garden, providing lots of natural light; uPVC double glazed window to the side elevation; Ceiling light points; Central heating radiator; Wood effect laminate flooring;

DOWNSTAIRS WC

With; WC; Wash basin; Recessed ceiling spotlights; Wood effect laminate flooring; Vertical heated towel rail; Extractor fan;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

This tranquil primary bedroom consists of; Large uPVC double glazed window to the rear elevation; Feature paneling to one wall; Built in wardrobe storage; Carpet

flooring; Ceiling light point; Central heating radiator; Solid door to ensuite shower room;

EN SUITE SHOWER ROOM

This modern ensuite has; WC; Wash basin set into floating vanity unit; Shower enclosure to one wall with Vado rainhead and handheld shower attachment, with side screen door; Fully tiled to two of the walls; Built in storage cupboard; Extractor fan; Vertical heated towel rail; Recessed ceiling spotlights; Wood effect laminate flooring;

BEDROOM TWO

Another great size double bedroom with; Large uPVC double glazed window to the front elevation; Built in wardrobe storage to one wall; Carpet flooring; Recessed ceiling spotlights; Central heating radiator;

BEDROOM THREE

Double bedroom three, having; Large uPVC double glazed window to the front elevation; Feature wall paneling; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

With; WC; Wash basin set into floating vanity unit; Bath with overhead shower and handheld shower attachments, with side screen door; Tiles to two walls; uPVC double glazed obscure window to the rear elevation; Recessed ceiling spotlights; Vertical heated towel rail; Extractor fan; Wood effect laminate flooring;

FIRST FLOOR LANDING AND STAIRS

With; Carpet flooring; Ceiling light point; uPVC double glazed window to the side elevation; Solid doors to the three bedrooms and the family bathroom; Loft hatch access, with pull down ladder to boarded loft with lighting;

FRONT GARDEN

Having; Double width drive; Paved pathway leading to the front entrance door and on to the side gate; Pebble bed;

REAR GARDEN

The low maintenance rear garden is predominantly laid to lawn. With; Paved seating area; Fence borders; Gate leading to the side of the house;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

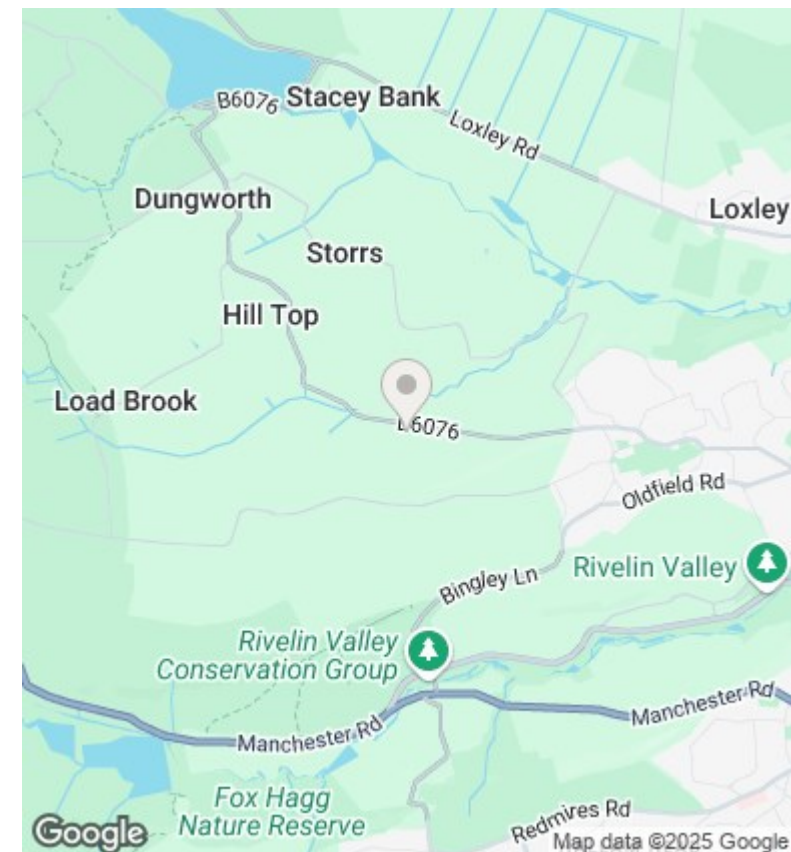
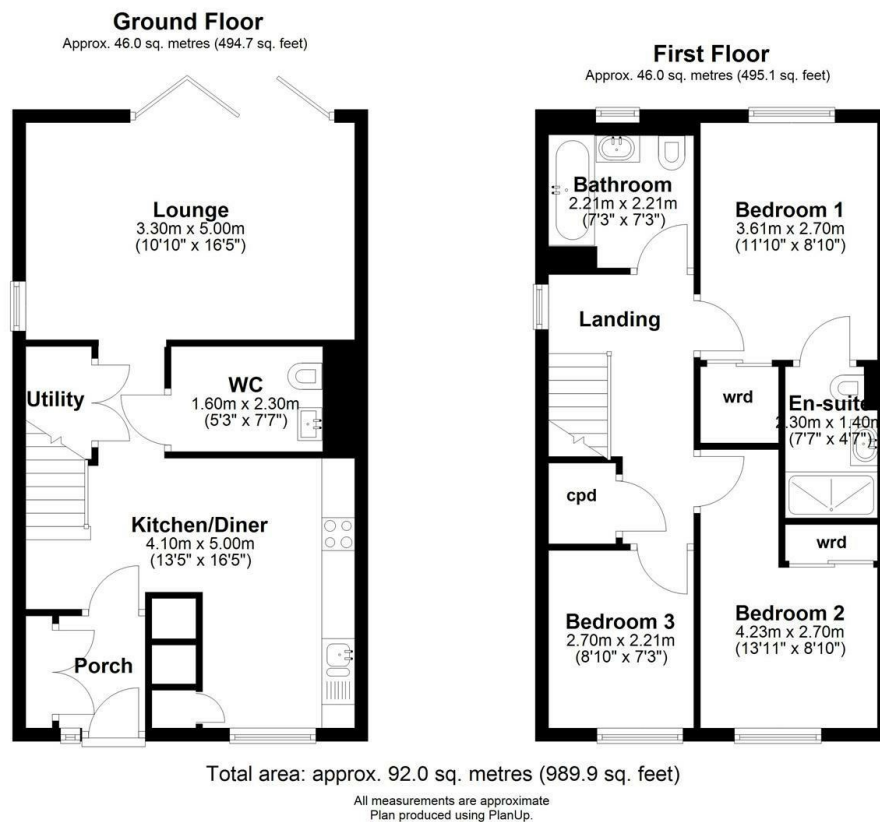
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

D

Energy Efficiency 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		
England & Wales		EU Directive 2002/91/EC 