



20 Linnet Way

Stannington, Sheffield, S6 6GE

Guide price £475,000



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This stunning four bedroom town house situated on the exclusive Avant Homes Estate, is perfect for the growing family. Including, kitchen diner, WC, lounge, four bedrooms - one with en suite, family bathroom, garage, gardens front and rear.

located in the popular area of Stannington having local amenities such as the supermarket, post office, independent stores and transport links to Sheffield City Centre. Close by are countryside walks to enjoy as a family along with Rivelin Valley Park which has a cafe and water park. The reputable schools are all within a short distance away.

Also situated approximately 1 mile away is the Peak District boundary where there are plenty of outdoor spaces, including Damflask Reservoir, Agden Reservoir and Dale Dike Reservoir. Additionally, the property has good transport links to Manchester via the A57.

Council Tax Band E

Freehold

Entrance Hallway

External door into the hallway. Built in storage cupboard. Doors into the dining kitchen and WC. Stairs leading to the first floor landing.

WC

WC and floating sink. Rear facing window.

Dining Kitchen

Open plan kitchen with modern wall and base units. Integral fridge freezer, two ovens, hob with extractor fan and dishwasher. Front facing floor to ceiling window and rear bi folding doors opening onto the garden. Space for a full dining table or seating area. Door into utility room with space for a washing machine and dryer.

First Floor Landing

Doors into the lounge and bedroom. Built in storage cupboard.

Lounge

Spacious lounge with a bay window creating more room. Another front facing window.

Bedroom

Space for a double bed and fitted wardrobes. Rear facing window. Door into the en suite.

En Suite

Floating WC, floating vanity storage sink and double

shower cubicle. Built in storage cupboard. Side facing window.

Second Floor Landing

Doors into the bedrooms and bathroom. Built in storage cupboard.

Bathroom

Floating WC, floating vanity storage sink with bowl, bath with rain shower over. Side facing window.

Bedroom

Space for a double bed and fitted wardrobes. Rear facing window.

Bedroom

Front facing window. Space for a bed and wardrobe.

Bedroom

Front facing window. Space for a double bed and wardrobe.

Garage

Up and over door. Power and lighting.

Exterior

To the front of the property there is a lawn and shrubbery area. To the rear of the property there is a lawn and patio with fence surrounding. The rear gate leads to the driveway and garage,



Road Map



Hybrid Map



Terrain Map



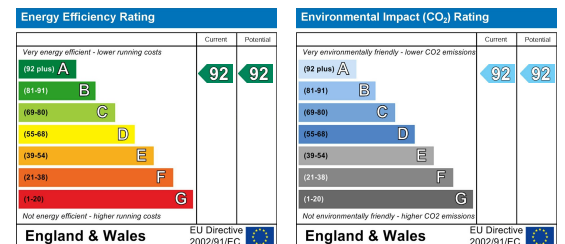
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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