



1 Montgomery Court 295 Cemetery Road, Sharrow Vale, Sheffield, S11

Saxton Mee

1 Montgomery Court 295 Cemetery Sharrow Vale

Offers Around

£250,000

Situated in a lovely location on a gated, small development an attractive, charming three Bedroom Mews conversion, for sale with NO CHAIN.

Good sized Dining Kitchen with adjacent dining area, large sitting room with patio doors leading out on to a private, south easterly facing rear terrace and small garden area. On the first floor; two double bedrooms and a third single bedroom, bathroom with full suite and shower.

Outside, secure electric entrance gate gives access to a designated parking space. To the rear, private south easterly facing terrace and small garden area giving access to further communal gardens.

Well placed for excellent nearby shopping facilities in Sharrow Vale including a superb range of speciality bistros, independent boutique shops and quality restaurants along with regular public transport links and easy access to the City Centre. Families will also appreciate the good local schools, while nearby green spaces, including ever popular Endcliffe Park, provide the perfect setting for leisure, relaxation and outdoor activities.

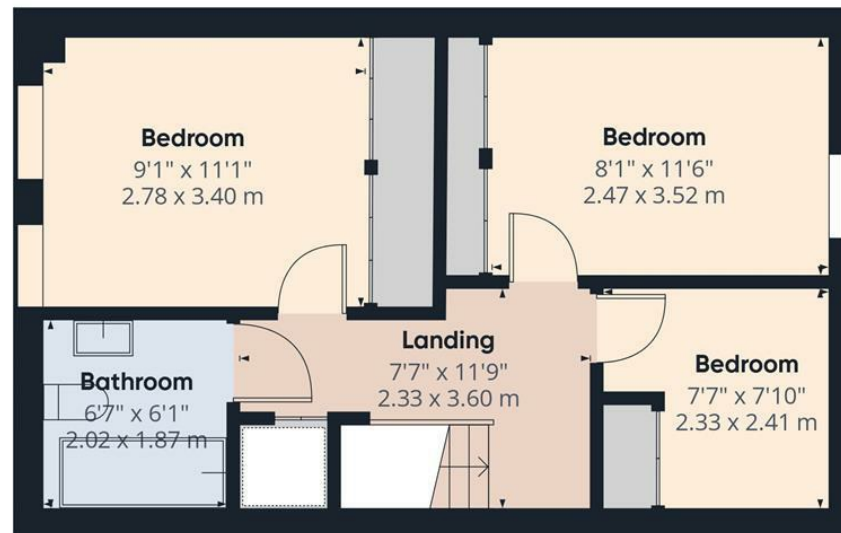
- Attractive Electric Gated Development
- Converted Mews Style Property
- Three Bedrooms
- For Sale with NO CHAIN
- Good Sized Dining Kitchen and Separate Sitting Room with Patio Doors
- Private South Easterly Facing Terrace and Small Garden Area
- Well Placed for Excellent Amenities of Sharrow Vale with boutique shops, restaurants and within walking distance of Endcliffe Park







Ground Floor



Floor 1



Approximate total area⁽¹⁾
822 ft²
76.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

