



2 Montgomery Court, 295 Cemetery Road, Sharrow Vale, S11 8FS



# 295 Cemetery Road

## Sharrow Vale

Offers Around

# £235,000

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Situated in a lovely location on a gated, small development an attractive, charming two bedroom Mews conversion for sale with No Chain. Excellent sized dining kitchen with adjacent dining area, large sitting room with patio doors, leading out to a private south easterly facing terrace. On the first floor two double bedrooms both having built in wardrobes, 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 giving access to further communal gardens.

Well placed for excellent nearby shopping facilities in Sharrow Vale, good schools, regular public transport and other recreational facilities and easy access to the City Centre.

- Attractive gated development
- Converted Mews style property
- Two excellent double bedrooms with built in wardrobes
- For sale with No Chain
- Good sized large dining kitchen and separate large sitting room with patio doors
- Private south easterly facing rear terrace giving access to communal garden
- Well placed for the excellent amenities of Sharrow Vale







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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

