



7 Montgomery Court Cemetery Road, Sharrow Vale, Sheffield, S11 8FS

Saxton Mee

7 Montgomery Court Cemetery Sharrow Vale

Offers Around

£165,000

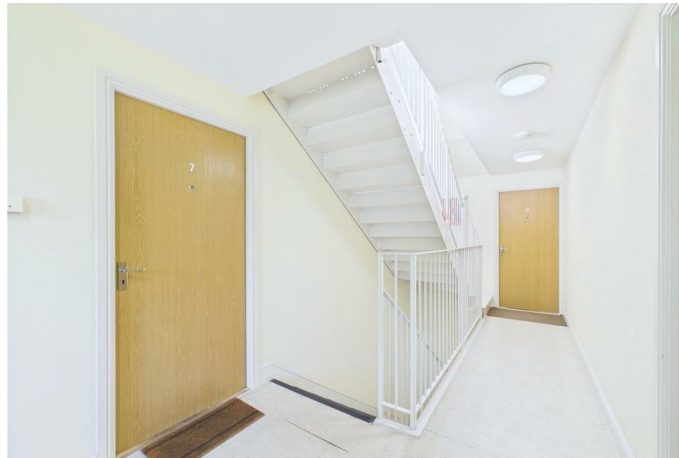
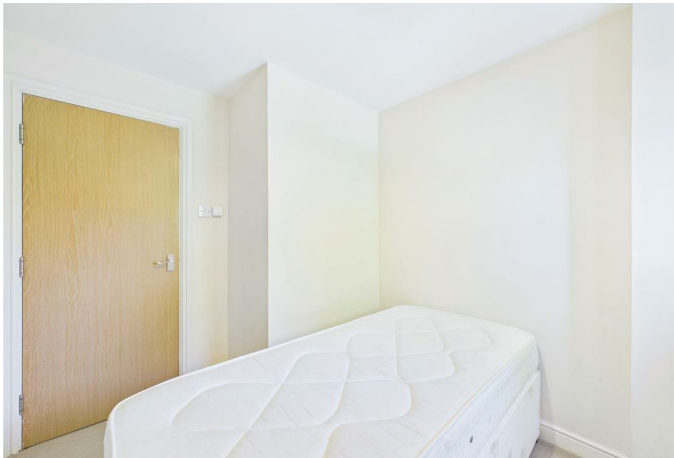
Situated in a lovely location, on an exclusive gated small development, a two bedroom first floor apartment sold with no chain and ideally suited to the first time buyer or busy professional.

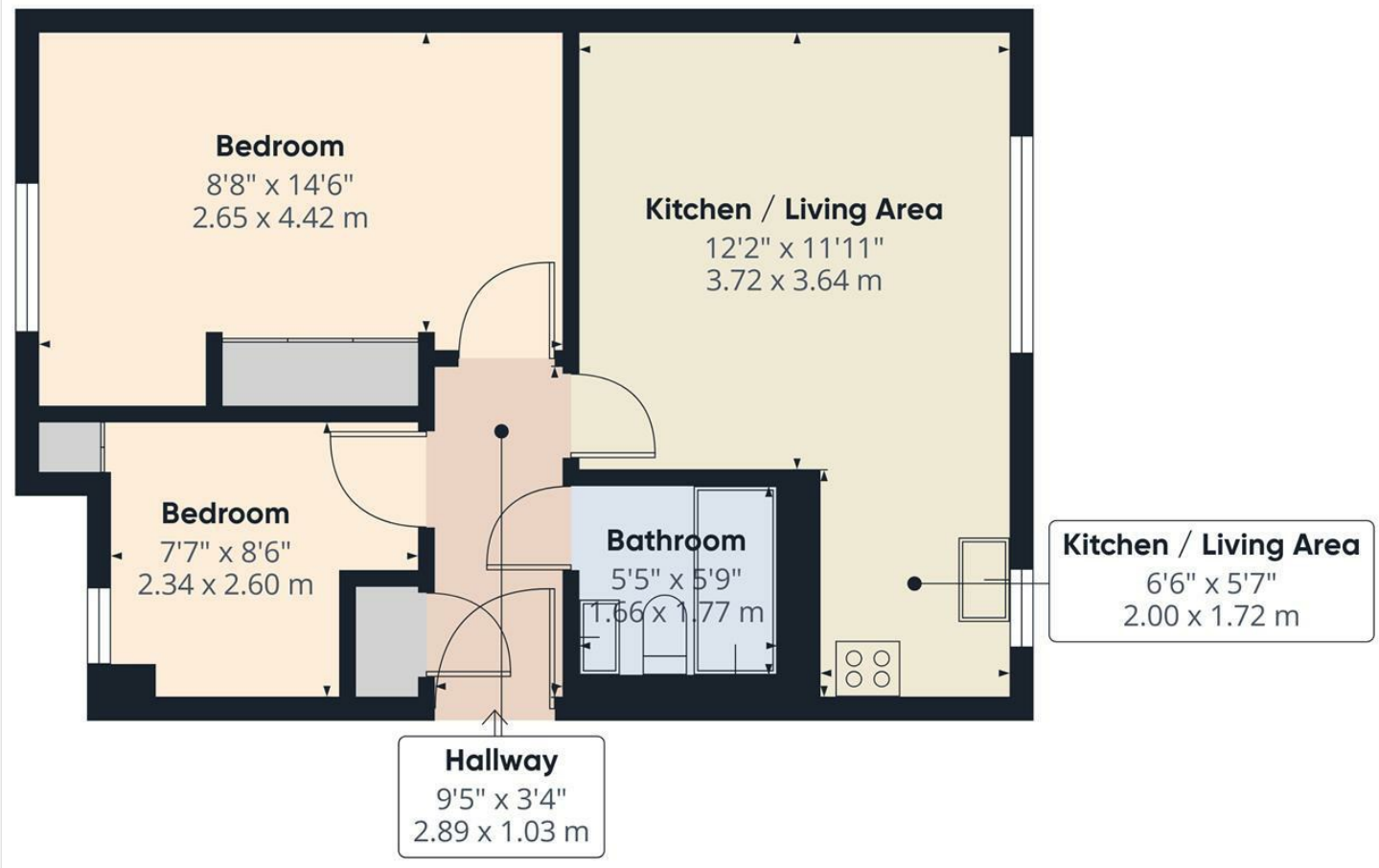
Staircase to first floor, good sized reception hall, open plan living/dining room and well fitted kitchen with built-in oven, hob and extractor. Double bedroom one with built-in wardrobes, double bedroom two with built-in wardrobes and bathroom with full suite and shower over bath. Outside; secure electric entrance gate gives access to designated parking space. Communal rear garden area.

Well placed for excellent nearby shopping facilities and speciality shops, restaurants and bistros in Sharrow Vale, good schools, regular public transport and other recreational facilities. Easy access to the city centre.



- Attractive Electric Gated Development
- Private Parking
- First Floor Apartment
- Large Open Plan Living Room and Dining Room Leading to Kitchen
- For Sale with No Chain
- Communal Garden Area
- Well Placed for Excellent Amenities of Sharrow Vale
- Easy Access of City Centre
- EPC Rating TBC
- Viewing: Banner Cross Office





Approximate total area⁽¹⁾
459 ft²
42.7 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.

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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.'

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