



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

Saxton Mee

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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.

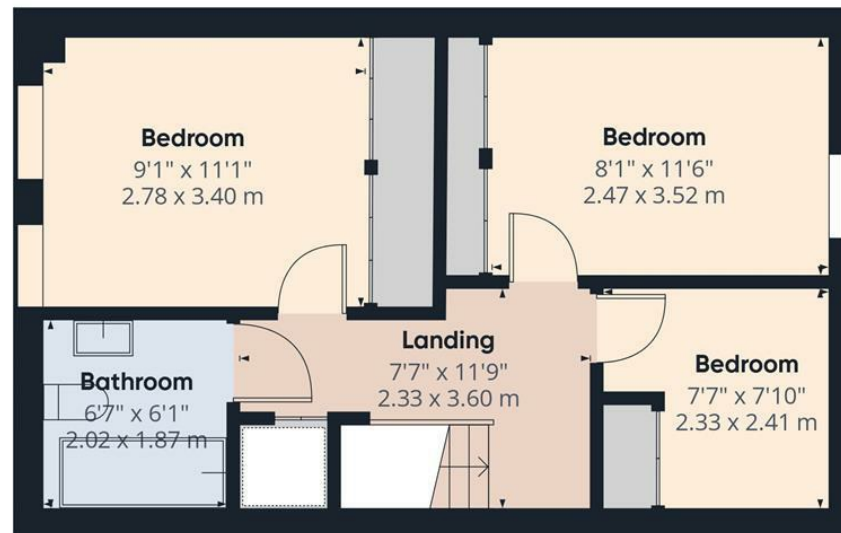
- Attractive Electric Gated Development
- Converted Mews Style Property
- Three Bedrooms
- For Sale with NO CHAIN
- Good Sized Dining Kitchen and Separate Sitting Room with Patio Doors
- Private South Easterly Facing Terrace and Small Garden Area
- Well Placed for Excellent Amenities of Sharrow Vale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

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