



97 Montgomery Road, Nether Edge, Sheffield, S7 1LP

Saxton Mee



# 97 Montgomery Road

## Nether Edge

Guide Price

# £700,000

GUIDE PRICE £700,000-£750,000

A strikingly attractive, double stone fronted, six double bedroom/two bathroom semi-detached home, ideal for a family and located in this popular residential conservation area of Nether Edge within easy reach of a wealth of amenities, excellent schools and easy access to central Sheffield.

The accommodation briefly comprises: A welcoming entrance hallway. Formal dining room to the front with central fireplace. Large family lounge with central fireplace and double aspect windows allowing for plenty of natural light. A modern, bright and spacious dining kitchen having a range of units with space for a Range cooker and dishwasher. Off shot utility room with Velux roof lights and space for a washer/dryer. Basement ideal for storage. To the first floor are three good sized double bedrooms, the master bedroom enjoying an en suite shower room and walk in wardrobe. Family bathroom with bath and separate shower, wash hand basin and W.C with tiling to the walls. A further staircase rises to three further generous double bedrooms, one of which benefits from an en suite W.C. Eaves storage.

Outside there are mature gardens with established trees to the front, off street parking and undercroft garage with door and access into the basement. To the rear is a good sized, private rear garden with patio seating area, lawn and established borders.

- Six Bedroom Family Home
- First Class Location In Nether Edge
- A Vibrant Community With Lots Of Local Activities
- Close To Excellent Schools
- Stunning Period Home
- Off Street Parking And Garage
- EPC Rating: E
- Council Tax: Band F
- Tenure: Freehold
- Viewing Via Banner Cross Office











### Cellar

Floor area 37.3  
sq.m. (401  
sq.ft.)

### Ground Floor

Floor area 90.8 sq.m. (977  
sq.ft.)

### First Floor

Floor area 79.2 sq.m. (852  
sq.ft.)

### Second Floor

Floor area 57.6 sq.m.  
(620 sq.ft.)

**TOTAL: 264.9 sq.m. (2,852 sq.ft.)**

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