



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



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.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

