



3 Montgomery Court 295 Cemetery Road, Sharrow Vale, Sheffield, S11 8FS



# 3 Montgomery Court 295

## Sharrow Vale

Offers Around

**£235,000**

Situated in a lovely location on a gated, small development an attractive, charming two Bedroom Mews conversion, for sale with NO CHAIN.

Good sized Dining Kitchen with good range of units and adjacent dining area, Sitting room with patio doors leading out on to private, south easterly facing rear terrace. On the first floor; two double Bedrooms, 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, good schools, regular public transport and other recreational facilities, and easy access to the city centre.

- Attractive Gated Development
- Converted Mews Style Property
- Two Double Bedrooms
- For Sale with NO CHAIN
- Good Sized Dining Kitchen and Separate Sitting Room with Patio Doors
- Private South Easterly Facing Rear Terrace and Small Garden Area
- Well Placed for Excellent Amenities of Sharrow Vale
- EPC C
- Leasehold
- Viewing via Banner Cross office

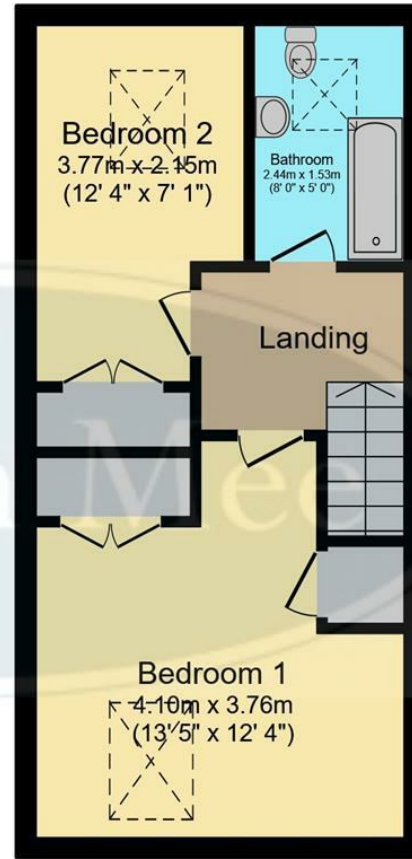






### Ground Floor

Floor area 31.8 sq.m. (343 sq.ft.)



### First Floor

Floor area 31.8 sq.m. (343 sq.ft.)

**TOTAL: 63.7 sq.m. (685 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](http://www.Propertybox.io)

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