



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

Saxton Mee



# 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 newly fitted range of units, new appliances 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.



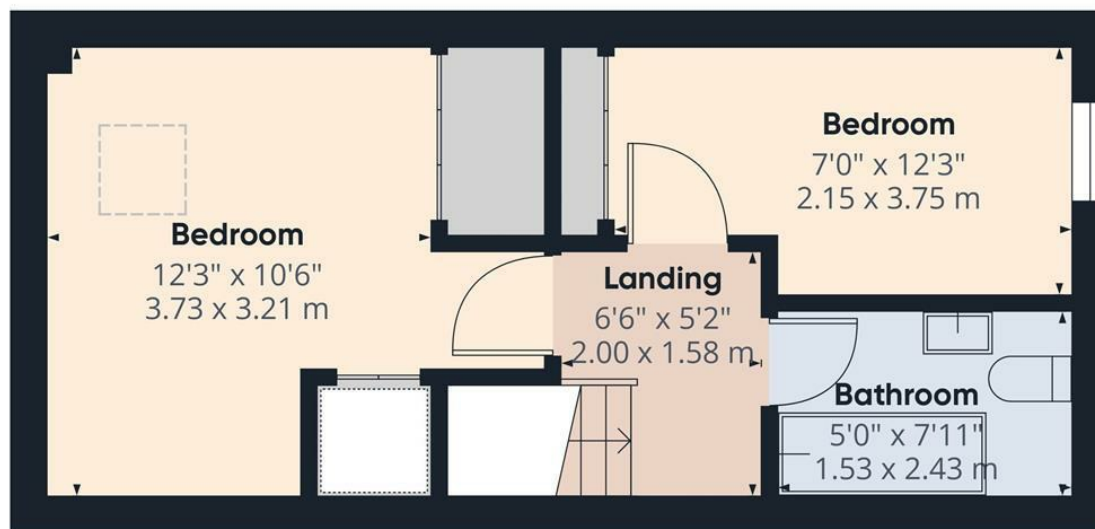
- Attractive Gated Development
- Converted Mews Style Property
- Two Double Bedrooms
- For Sale with NO CHAIN
- Good Sized Newly Fitted Dining Kitchen and Separate Sitting Room with Patio Doors
- Private South Easterly Facing Rear Terrace and Small Garden Area
- Well Placed for Excellent Amenities of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







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

634 ft<sup>2</sup>

58.8 m<sup>2</sup>

(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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