







48 Montgomery Road

Nether Edge • Sheffield • S7 1LQ

Guide Price £695,000 to £725,000

An attractive and spacious 6 double bedroom, Victorian stone built detached property. Offering over 2500 sq feet of accommodation arranged over 3 levels, retaining many attractive period features including attractive coving, stripped floorboards and original doors, and offering excellent potential for the new owners to refurbish the property to their own taste and requirements. Occupying a lovely, level plot with a particularly private family garden to the rear and superbly located close to the heart of Nether Edge with its fantastic range of amenities. On the ground floor is a welcoming entrance hallway, spacious living room with feature fireplace, ornate, original coving and attractive period windows. The large open plan, family kitchen/dining room, has a range of fitted wall and base units, complemented by a wood effect work surface and the dining area having ample space for a family dining table and French doors opening to the garden. A w.c completes the ground floor accommodation. Steps descend to the extensive cellars which extend under the footprint of the house. On the 1st floor are 3 double bedrooms, a family bathroom with modern suite in white, and a separate shower room with fitted cupboards one of which houses the gas central heating boiler. On the 2nd floor are 3 further double bedrooms and another bathroom with suite in white. Outside is a driveway providing off road parking and leading to the garage. To the rear is a lovely, enclosed family garden with patio areas providing sitting out and entertaining spaces, a level lawn, pond and an excellent range of colourful shrub, tree and plant borders providing a lovely backdrop and excellent privacy. Nether Edge is a thriving area of Sheffield with a range of excellent, independent cafes, pubs and shops. It is well placed for the wider amenities of Abbeydale Road, Ecclesall Road and is well placed for popular schools. Freehold





- Stone Built Victorian Detached Property
- Six Double Bedrooms
- Over 2500 Square Feet
- Lovely Private Family Garden
- Attractive Period Features
- Excellent Potential To Refurbish & Extend
- Close To Heart Of Nether Edge
- No Onward Chain
- Freehold
- EPC - F



48 MONTGOMERY ROAD

APPROXIMATE GROSS INTERNAL AREA = 209.1 SQ M / 2251 SQ FT (EXCLUDING GARAGE)

CELLAR = 47.8 SQ M / 514 SQ FT

TOTAL = 256.9 SQ M / 2765 SQ FT

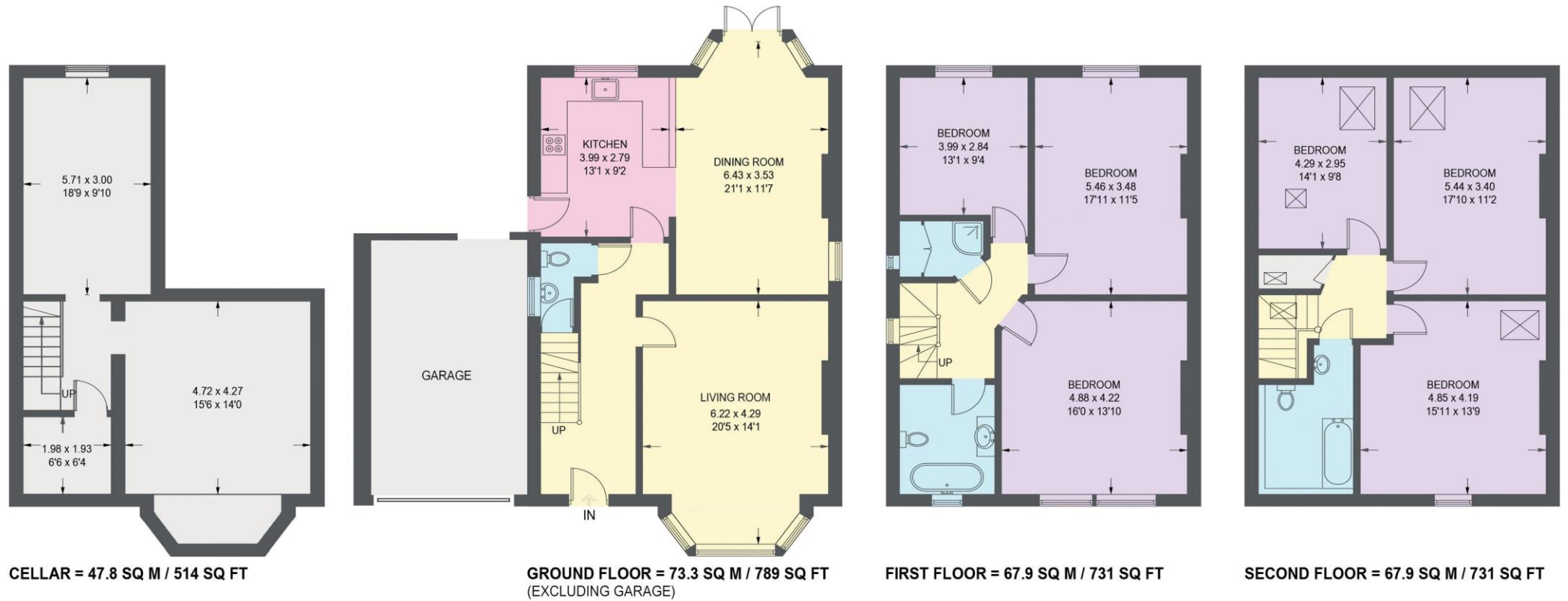


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868